

Key: 931

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 957

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CORCORAN JOSEPH J & GAYLE M 141 GERALD ROAD MILTON, MA 02186				102-13-0				150-178 BONNIE DOONE CARTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CORCORAN JOSEPH J & GAYLE				06/01/2023	B	1	35818-91				
178 BONNIE DOONE CARTWAY				03/01/2022	O	4,250,000	34940-320				
COBB PREBLE & MARTHA E TR				03/07/2013	F	1	27190-106				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES		178	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
FY24-14		13	SPLIT/SUB/LA		06/28/2023	JMG	100 100
23-114	06/20/2023	1	NEW CONSTRUC	2,000,000	04/30/2024	NF	30 60
23-553	06/20/2023	9	HVAC	40,000	04/30/2024	NF	30 60
23-168	04/26/2023	9	HVAC	12,000	04/30/2024	NF	30 60
891	12/22/2022	7	ALTERATIONS	655,000	04/30/2024	NF	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	7	1.00	A	1.00	A	1.00	2,630,400	1.00	A	1.00	BSB	12.00		3,640,170
300	A	1,471	7	1.00	A	1.00	A	1.00	144,000	1.00	A	1.00	BSB	12.00		211,820
350	A	0,719	7	1.00	A	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00		1,510

TOTAL	3.567 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 7		N	FY24 Subdivision per Plan Bk 699 Pg 46 (Lot 1), 102-12 splits off FY2020 Map Correction combine 102-12 & 102-13 to remain 102-13 per Plan Bk 87 Pg 109 & Bk 680 Pg 60			LAND	3,853,500	3,029,500
St Ind	AVERAGE		O				BUILDING	387,600	99,000
Infl	AVERAGE		T				DETACHED	0	0
			E				OTHER	395,000	0
							TOTAL	4,636,100	3,128,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
 BMF= LNDRY & 1/2 BTH
 Building # 178 Fully Renovated in 2023

(B) BAS
 BMF 0.25
 BMU

30

20

(C) OPA BMU 10	(A) OPA ASH 10
10	10

DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/27/2023	TCK
MODEL	1		RESIDENTIAL	LIST	3/27/2023	TCK
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	5/20/2024	EMZ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	600	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	ASH	N	ATT SHED	100		48.92	4,892
\$NLA(RCN)	\$734	OVERALL	1.060	EXT COVER	2	CLAPBOARD	1.00	+	OPA	N	OPEN PORCH	200		87.45	17,490
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	700		108.97	76,279
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BMF	N	BSMT FINISH	150		70.54	10,582
				FLOOR COVER	2	SOFTWOOD	1.00	B	BAS	L	BASE AREA	600	1969	525.98	315,586
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		4,223.80	4,224
				HEATING/COOL	16	FHA+DCTLS AC	1.01								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	440,421	
CONDITION ELEM	CD	
EXTERIOR	V	
INTERIOR	V	
KITCHEN	V	
BATHS	V	
HEAT/ELEC	V	

EFF.YR/AGE	2009 / 14	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD	\$387,600	

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9/17/2024 2:15 pm SEQ #: 958

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CURRENT OWNER		PARCEL ID	LOCATION			
CORCORAN JOSEPH J & GAYLE M 141 GERALD ROAD MILTON, MA 02186		102-13-0	150-178 BONNIE DOONE CARTWAY			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES			150	2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

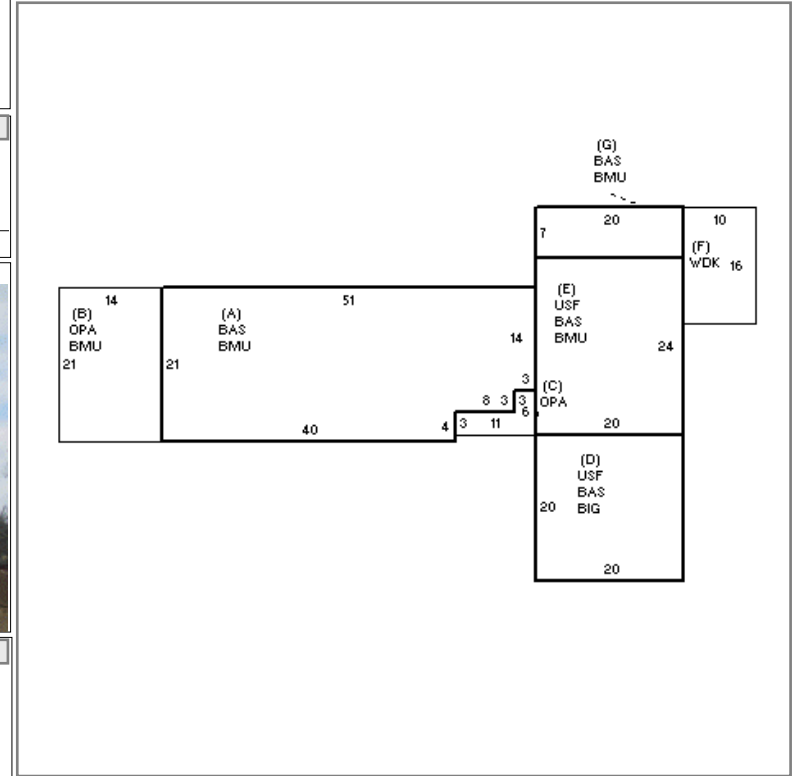
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	395,000	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
SOLAR PANELS



BUILDING	CD	ADJ	DESC	MEASURE	4/30/2024	NF
MODEL	1		RESIDENTIAL	LIST	4/30/2024	NF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/20/2024	EMZ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2023	SIZE ADJ	0.990
NET AREA	2,918	DETAIL ADJ	1.000
\$NLA(RCN)	\$451	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	4	1.00	
FIXTURES	15	\$32,497	
GARAGE SPACES	1	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,932		82.25	158,912
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	2,038	2023	366.02	745,940
ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	336		82.49	27,717
ROOF COVER	1	ASPH/CMP SH	1.00	D	BIG	N	BUILT-IN GARAGE	400		87.59	35,034
FLOOR COVER	2	SOFTWOOD	1.00	+	USF	L	UPPER STORY FIN	880	2023	300.22	264,196
INT FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	160		64.67	10,348
HEATING/COOL	15	HTWT+DCTLS AC	1.01	F11	O	FPL 1S 1OP		2		12,598.95	25,198
FUEL SOURCE	3	ELECTRIC	0.95	F21	O	FPL 2S 1OP		1		16,747.50	16,748

TOTAL RCN	1,316,590
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2023 / 0
COND	0 0 %
FUNC	70 UC
ECON	0
DEPR	70 % GD 30
RCNLD	\$395,000