

Key: 13743

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.325

LEG
A
L
L
A
N
D

CURRENT OWNER				PARCEL ID				LOCATION							
VALLIERE ROLAND & MELISSA 40 CARSONS WAY BREWSTER, MA 02631				23-66-0				40 CARSONS WAY							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
VALLIERE ROLAND & MELISSA				11/23/2015	QS	738,000	29291-264								
KALTER JOSHUA O &				10/22/2014	QS	777,000	28460-104								
JONES JEFFREY & MARIA				03/29/2006	D	425,000	20865-82								
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	60,000	12	1.00	12U	1.00	A	1.00	252,080	1.00	A	1.00	R06	1.15	348,850
300	A	0.017	12	1.00	12U	1.00	A	1.00	13,800	1.00	A	1.00	R06	1.15	230

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
176		30	ABATEMENT RE		11/08/2023	JMG	0	0
361	03/19/2012	2	ADD	10,000	08/12/2014	RJM	100	100
68	06/30/2008	1	NEW CONSTRUC	30,000	04/06/2010	JH	100	100
	02/16/2000	1	NEW CONSTRUC	150,000	06/19/2001	LB	100	100

TOTAL	1.394 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	Subdivision of M36/37 for F/Y 06 -- Lot 7 on Plan Book 593/26 & 593/27 (shows building envelope)				LAND	349,100	329,300
St Ind	CARSONS WAY	house #40 from Bldg Permit 5/26/06				BUILDING	601,400	738,200
Infl	AVERAGE					DETACHED	43,700	35,900
						OTHER	0	0
						TOTAL	994,200	1,103,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GFL	G	1.20	20 0.80	28X30	2009	840	65.04	43,700



* -- Previous value excludes abatement.

BUILDING	CD	ADJ	DESC	MEASURE	11/8/2023	JMG
MODEL	1		RESIDENTIAL	LIST	11/8/2023	JMG
STYLE	13	1.00	CONVERSION [100%]	REVIEW	11/8/2023	JMG
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2001	SIZE ADJ	0.990
NET AREA	2,832	DETAIL ADJ	1.000
\$NLA(RCN)	\$276	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
FIXTURES		12	\$19,672
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	2	SLAB	0.95	+	BAS	L	BASE AREA	1,212	2001	307.73	372,967
EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	1,620	2001	192.04	311,109
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	360		62.42	22,471
ROOF COVER	2	WD SHINGLE	1.01	B	WDK	N	WOOD DECK	360		48.94	17,617
FLOOR COVER	6	OTHER	1.00	E	AGR	N	ATT GARAGE	252		53.80	13,559
INT FINISH	2	DRYWALL	1.00	F	ABN	N	ATT BARN	84		60.18	5,055
HEATING/COOL	15	HTWT+DCTLS AC	1.01	F22	O	FPL 2S 2OP		1		15,569.90	15,570
FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER		1		3,014.90	3,015

TOTAL RCN	781,034
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1997 / 26
COND	18 18 %
FUNC	5 DESIGN
ECON	0
DEPR	23 % GD 77
RCNLD	\$601,400

B
U
I
L
D
I
N
G