Key: 13746

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9,328

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BONANNO JOSEPH V JR **48 CAROL AVENUE** **PEMBROKE, MA 02359**	**23-62-0**	**35 CARSONS WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BONANNO JOSEPH V JR	03/24/2023	B		35697-262
GOODYEAR PROPERTIES LLC	03/30/2012	B		26205-100
BONANNO JOSEPH V JR	03/13/2012	QS	845,000	26154-330

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

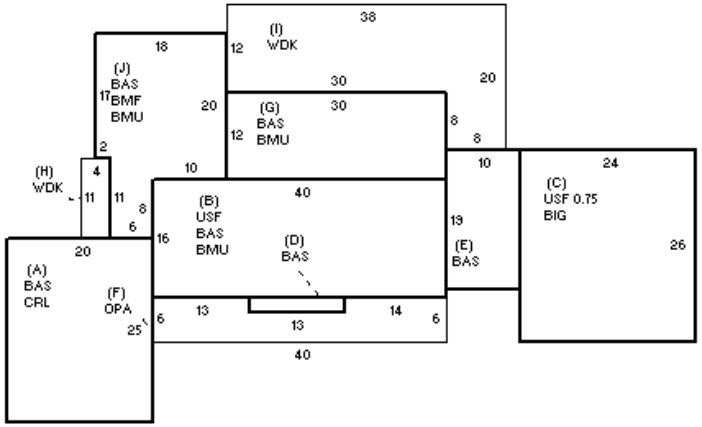
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
586	07/12/2013	2	ADD	65,000	08/12/2014	RJM	100	100
114	03/24/2011	7	ALTERATIONS	250,000	03/21/2012	MR	100	100
324	05/10/2007	1	NEW CONSTRUC	375,000	03/21/2012	MR	100	100

LAND

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	372,640	1.00	A	1.00	PF3	1.70			515,690
300	A	0.001	12	1.00	12U	1.00	A	1.00	20,400	1.00	A	1.00	PF3	1.70			20
350	A	0.460	12	1.00	12U	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00			970

TOTAL	1.838 Acres	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE	Subdivision of M36/37 for F/Y 06 -- Lot 3 on Plan Book on 593/26 & 593/27 (shows building envelope) HOUSE # FROM BLDG. DEPT		
St Ind	CARSONS WAY				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	516,700	487,500
BUILDING	1,003,900	948,800
DETACHED	0	0
OTHER	0	0
TOTAL	**1,520,600**	**1,436,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/08/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/8/2017	NF
LIST	11/8/2017	EST
REVIEW	12/13/2017	TD

YEAR BLT	2007	SIZE ADJ	0.980
NET AREA	3,226	DETAIL ADJ	1.000
$NLA(RCN)	$358	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	6	1.00
FIXTURES	20	$35,490
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	500		40.62	20,309
+	BMU	N	BSMT UNFINISHED	1,402		70.40	98,701
+	USF	L	UPPER STORY FIN	1,108	2007	235.90	261,372
C	BIG	N	BUILT-IN GARAGE	624		63.62	39,698
+	BAS	L	BASE AREA	1,758	2007	296.77	521,719
F	OPA	N	OPEN PORCH	214		66.89	14,313
G	BAS	L	BASE AREA	360	2007	296.77	106,837
+	WDK	N	WOOD DECK	564		52.44	29,575
J	BMF	N	BSMT FINISH	402		53.96	21,691
	GFP	O	GAS FIREPLACE	1		4,181.70	4,182

TOTAL RCN	1,153,886

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2007 / 16	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$1,003,900