

Key: 13747

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.329

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MACKOUL MATTHEW M TRUSTEE & CARPENTIER JUDITH A TRUSTEE		23-63-0		47 CARSONS WAY	
47 CARSONS WAY BREWSTER, MA 02631		TRANSFER HISTORY		DOS	T
CD	T	AC/SF/UN	Nbhd	St Ind	Infl
100	S	60,000	12	1.00	12U 1.00 A 1.00
300	A	0.005	12	1.00	12U 1.00 A 1.00
350	A	1.256	12	1.00	12U 1.00 A 1.00

LAND

TOTAL		ZONING		RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
2.638 Acres		N		Subdivision of M36/37 for F/Y 06 -- Lot 4 on Plan Book on 593/26 & 593/27 (shows building envelope)	LAND	518,400	489,100		
Nbhd	NBHD 12	O			BUILDING	1,669,200	1,593,900		
St Ind	CARSONS WAY	T			DETACHED	0	0		
Infl	AVERAGE	E			OTHER	0	0		
					TOTAL	2,187,600	2,083,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

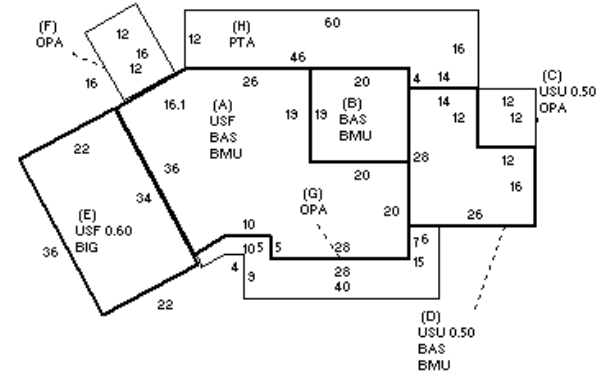


CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
296	04/24/2012	2	ADD	8,000	08/12/2014	RJM	100	100
699	12/02/2011	5	OTHER	12,000	03/22/2012	MR	100	100
686	11/30/2011	5	OTHER	20,000	01/29/2013	SF	100	100
397	08/08/2011	1	NEW CONSTRUC	425,000	01/29/2013	SF	100	100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2012	MR
MODEL	1		RESIDENTIAL	LIST	3/22/2012	MR
STYLE	4	1.02	CAPE [100%]	REVIEW	4/4/2012	SEJ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	2011	SIZE ADJ	0.970
NET AREA	4,599	DETAIL ADJ	1.000
\$NLA(RCN)	\$408	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.7	1.00
ROOMS		9	1.00
BEDROOMS		4	1.00
BATHROOMS		4	1.00
FIXTURES		12	\$27,027
GARAGE SPACES		0	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
+	BMU	N	BSMT UNFINISHED	2,544		77.14	196,243
+	BAS	L	BASE AREA	2,544	2011	372.82	948,465
A	USF	L	UPPER STORY FIN	1,580	2011	245.91	388,534
+	OPA	N	OPEN PORCH	763		84.03	64,112
+	USU	N	UPPER STORY UNF	364		94.83	34,520
E	BIG	N	BUILT-IN GARAGE	792		79.92	63,299
E	USF	L	UPPER STORY FIN	475	2012	245.91	116,807
H	PTA	N	PATIO	776		20.04	15,552
	F22	O	FPL 2S 2OP	1		20,959.50	20,960

TOTAL RCN	1,875,517
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2011 / 12
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$1,669,200