

Key: 13749

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.331

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LINDGREN MICHAEL T & DRU P 56 CARSONS WAY BREWSTER, MA 02631				23-65-0				56 CARSONS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LINDGREN MICHAEL T & DRU				02/04/2022	QS	1,500,000	34883-93				
HEBERT JAMES J & POWERS				12/15/2021	A	1	34753-99				
POWERS JULIA & KENNETH TR				11/18/2016	F	1	30095-332				

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	%
33	02/04/2022	16	MLS REVIEW	1,500,000	01/24/2023	JMG	100	100
832	01/14/2020	7	ALTERATIONS	5,000	12/22/2020	NF	100	100
308	11/28/2006	7	ALTERATIONS	15,200	10/09/2007	JH	100	100
	05/15/2006	1	NEW CONSTRUCT	430,000	10/09/2007	JH	100	100

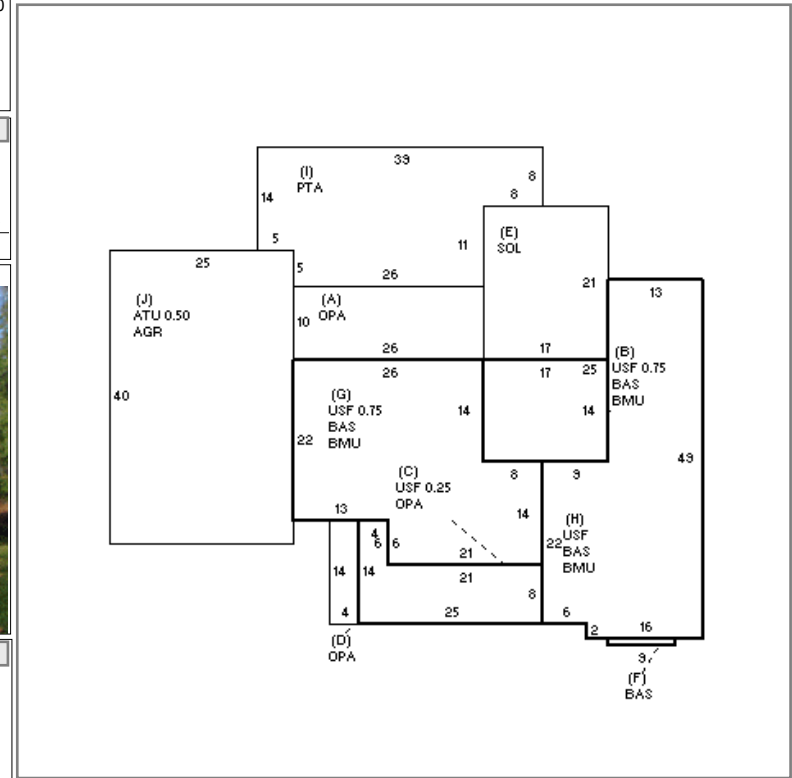
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	12U	1.00	A	1.00	252,080	1.00	A	1.00	R06	1.15		348,850
300	A	0.002	12	1.00	12U	1.00	A	1.00	13,800	1.00	A	1.00	R06	1.15		30

TOTAL	1.379 Acres		ZONING	RL	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		N O T E	Subdivision of M36/37 for F/Y 06 -- Lot 6 on Plan Book 593/26 & 593/27 (shows building envelope)				LAND	348,900	329,200
St Ind	CARSONS WAY			LAND BUILDING	1,289,000	1,230,900				
Infl	AVERAGE			DETACHED	20,000	19,800				
				OTHER	0	0	TOTAL	1,657,900	1,579,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	G	1.20	10 0.90 16X26	2007	416	47.31	17,700
SHF	G	1.20	10 0.90 8X12	2007	96	26.41	2,300



BLDG COMMENTS  
SCUTTLE ATTIC



BUILDING	CD	ADJ	DESC	MEASURE	11/8/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/30/2017	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	1/24/2023	JMG
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,497	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	OPA	N	OPEN PORCH	540		76.02	41,053
\$NLA(RCN)	\$410	OVERALL	1.070	EXT COVER	4	VINYL	1.00	+	BMU	N	BSMT UNFINISHED	1,841		75.80	139,553
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,647	2006	233.90	385,228
				ROOF COVER	1	ASPH/CMP SH	1.00	E	SOL	N	SOLARIUM	357		176.53	63,020
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,850	2006	352.31	651,771
				INT FINISH	2	DRYWALL	1.00	I	PTA	N	PATIO	628		18.13	11,387
				HEATING/COOL	11	HTWT/CL AIR	1.05	J	AGR	N	ATT GARAGE	1,000		56.36	56,358
				FUEL SOURCE	1	OIL	1.00	J	ATU	N	ATTIC UNF	500		81.19	40,597
									F21	O	FPL 2S 1OP	1		15,434.30	15,434
									ODS	O	OUTDOOR SHOWER	1		3,671.90	3,672

TOTAL RCN	1,432,276	
CONDITION ELEM CD		
EXTERIOR		G
INTERIOR		G
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE 2012 / 11		
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$1,289,000	