

Key: 13751

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.333

LEG
AL
LAND

CURRENT OWNER		PARCEL ID		LOCATION												
ZOLTICK STEVEN L & AMBER R 20 COOK STREET WESTBOROUGH, MA 01581		23-68-0		26 CARSONS WAY												
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)											
ZOLTICK STEVEN L & AMBER		10/17/2017	QS	870,000	30833-206											
CROWLEY MICHAEL F &		07/20/2012	A	675,000	26518-227											
CROWLEY ANNE W		09/11/2007	QS	777,000	22327-278											
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

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 %
1066	12/04/2019	10	INGROUND POO	100,000	12/22/2020	NF	100 100
907	10/23/2018	1	NEW CONSTRUC	240,000	07/10/2020	MR	100 100
	10/17/2017	15	SALE REVIEW	870,000	08/01/2018	JMG	100 100
1010	11/20/2013	5	OTHER	20,440	08/12/2014	RJM	100 100
646	10/31/2005	1	NEW CONSTRUC	250,000	03/04/2008	JH	100 100

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 9 on Plan Book 589/68& 593/27 (shows building envelope) house # 26 per bldg. dept. 10/31/05sej			LAND	348,900	329,200
St Ind	CARSONS WAY		BUILDING	1,211,000	1,143,600			
Infl	AVERAGE		DETACHED	35,700	35,300			
			OTHER	0	0	TOTAL	1,595,600	1,508,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20 01	1.00 16X32	2020	512	62.96	32,200
PTD	A	1.00 01	1.00 16X30	2020	480	7.20	3,500

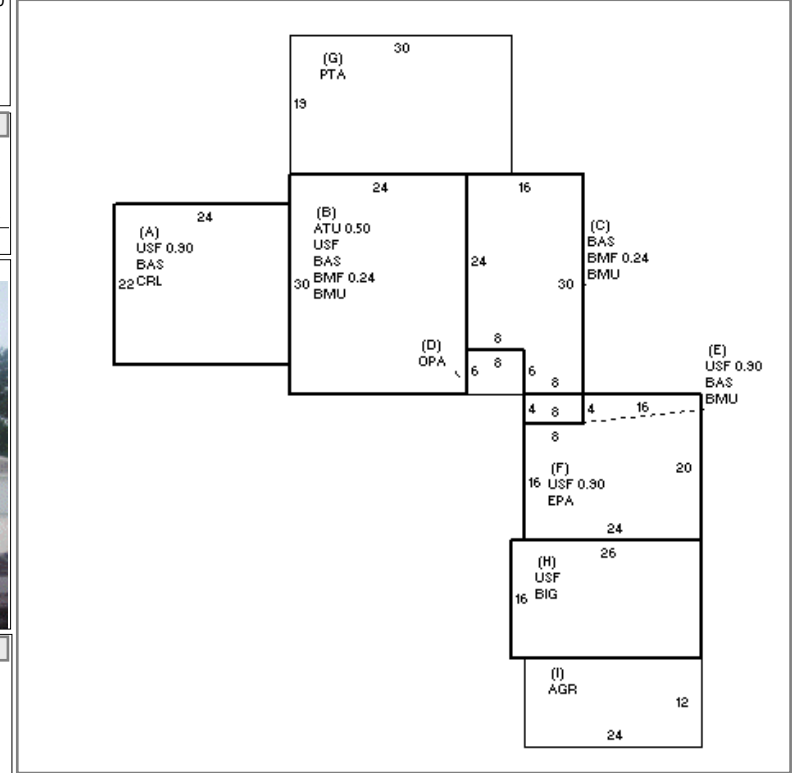


BUILDING	CD	ADJ	DESC	MEASURE	11/8/2017	NF
MODEL	1		RESIDENTIAL			
STYLE	5	1.05	COLONIAL [100%]	LIST	2/21/2018	NF
QUALITY	G	1.30	GOOD [100%]	REVIEW	1/26/2021	MR
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
 PULL DOWN STAIRS TO ATTIC
 BMF=FAMRM,OFFICE
 GENERATOR
 INTERIOR EST PER PLANS (7/29/20)

YEAR BLT	2005	SIZE ADJ	0.970
NET AREA	3,755	DETAIL ADJ	1.000
\$NLA(RCN)	\$332	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	11	\$20,077	
GARAGE SPACES	2	1.00	
% BSMT FIN	24	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,248,449
FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	BSMT CRAWL	528		41.35	21,834		
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,712	2005	322.28	551,736		
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,627	2005	199.28	324,231		
ROOF COVER	1	ASPH/CMP SH	1.00	+	BMF	N	BSMT UNFINISHED	1,184		76.90	91,044		
FLOOR COVER	1	HARDWOOD	1.00	+	BMU	N	BSMT FINISH	276		54.93	15,160		
INT FINISH	2	DRYWALL	1.00	B	ATU	N	ATTIC UNF	360		72.72	26,181		
HEATING/COOL	9	WARM/CL AIR	1.03	D	OPA	N	OPEN PORCH	48		68.09	3,269		
FUEL SOURCE	2	GAS	1.00	F	EPA	N	ENCLOSED PORCH	448		87.70	39,292		
				G	PTA	N	PATIO	570		16.24	9,257		
				H	BIG	N	BUILT-IN GARAGE	416		70.79	29,451		
				H	USF	L	UPPER STORY FIN	416	2019	199.28	82,900		
				I	AGR	N	ATT GARAGE	288		58.70	16,905		
					F21	O	FPL 2S 1OP	1		13,824.40	13,824		
					ODS	O	OUTDOOR SHOWER	1		3,288.90	3,289		



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

EFF.YR/AGE 2020 / 3
 COND 3 3 %
 FUNC 0
 ECON 0
 DEPR 3 % GD 97

RCNLD \$1,211,000