

Key: 1953

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.101

LEGAL

LAND

DETACHED

BUILDING

GRID

CURRENT OWNER		PARCEL ID		LOCATION		
MOLDSTAD CHARLES A TRUSTEE ETAL C'S CAPE TRUST 60 MOLDSTAD LANE BREWSTER, MA 02631		57-53-0		60 MOLDSTAD LANE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MOLDSTAD CHARLES A TRUSTE		03/16/2023	F	100	35682-210	
MOLDSTAD CHARLES A & JUDI		11/15/2022	F	100	35484-199	
MOLDSTAD CHARLES A ETAL T		09/07/2022	F	100	35349-106	

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	%
430	07/15/2020	7	ALTERATIONS	4,604	12/16/2020	NF	100	100
842	09/27/2018	7	ALTERATIONS	4,481	06/25/2019	NF	100	100
94	01/31/2018	7	ALTERATIONS	7,213	06/25/2019	NF	100	100
108	04/29/1991	2	ADD	30,000	02/01/1992		100	100
100	04/19/1991	2	ADD		02/01/1992		100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,231	11	1.00	A	1.00	A	1.00				372,590

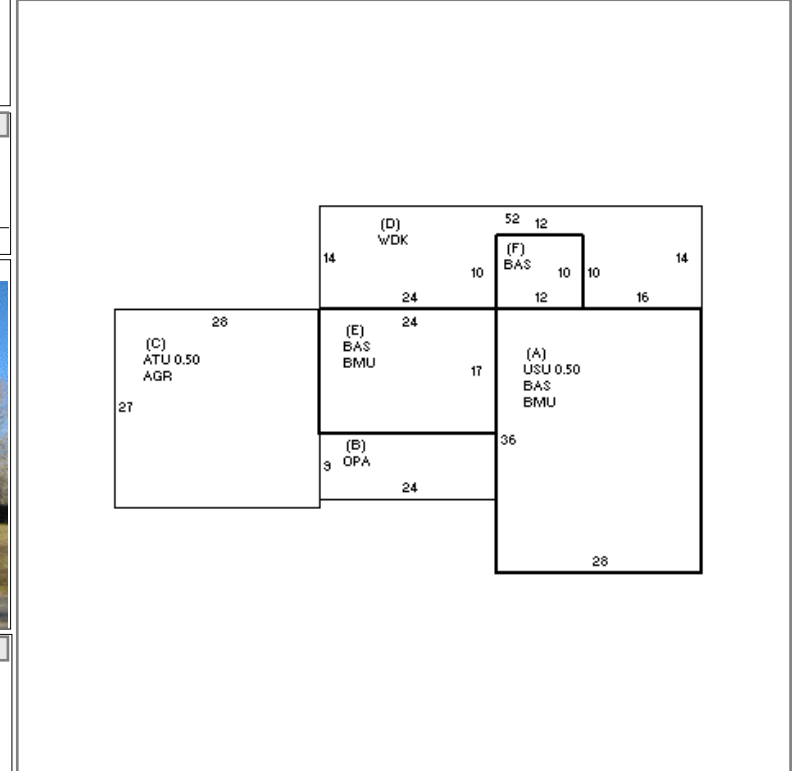
TOTAL	18,231 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE				LAND	372,600	351,500
St Ind	AVERAGE		BUILDING	549,800	519,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	922,400	870,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/26/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/26/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	1/25/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1989	SIZE ADJ	1.000
NET AREA	1,536	DETAIL ADJ	1.000
\$NLA(RCN)	\$459	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	5	\$7,956
GARAGE SPACES	0	1.00
% BSMT FIN	0	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
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,416		64.42	91,214
EXT COVER	1	WD SHINGLE	1.00	A	USU	N	UPPER STORY UNF	504		69.07	34,812
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	216		61.20	13,219
ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	756		45.37	34,299
FLOOR COVER	3	W/W CARPET	1.00	C	ATU	N	ATTIC UNF	378		65.36	24,706
INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	608		47.98	29,173
HEATING/COOL	1	FORCED AIR	1.00	+	BAS	L	BASE AREA	1,536	1989	295.68	454,168
FUEL SOURCE	1	OIL	1.00	F21	O	O	FPL 2S 1OP	1		12,424.80	12,425
				ODS	O	O	OUTDOOR SHOWER	1		2,956.00	2,956

TOTAL RCN	704,927
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$549,800