

Key: 2394

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.549

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
NADEAU DAVID 40 CARRIAGE DRIVE BREWSTER, MA 02631				5-63-0				40 CARRIAGE DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NADEAU DAVID				07/18/2017	QS	320,000	30634-289				
SMITH STUART T & RENEE G				05/09/2016	QS	288,000	29637-309				
TOBLER TEAL A				06/19/2008	S	235,000	22990-225				

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	%
	07/18/2017	16	MLS REVIEW	320,000	07/16/2018	JMG	100	100

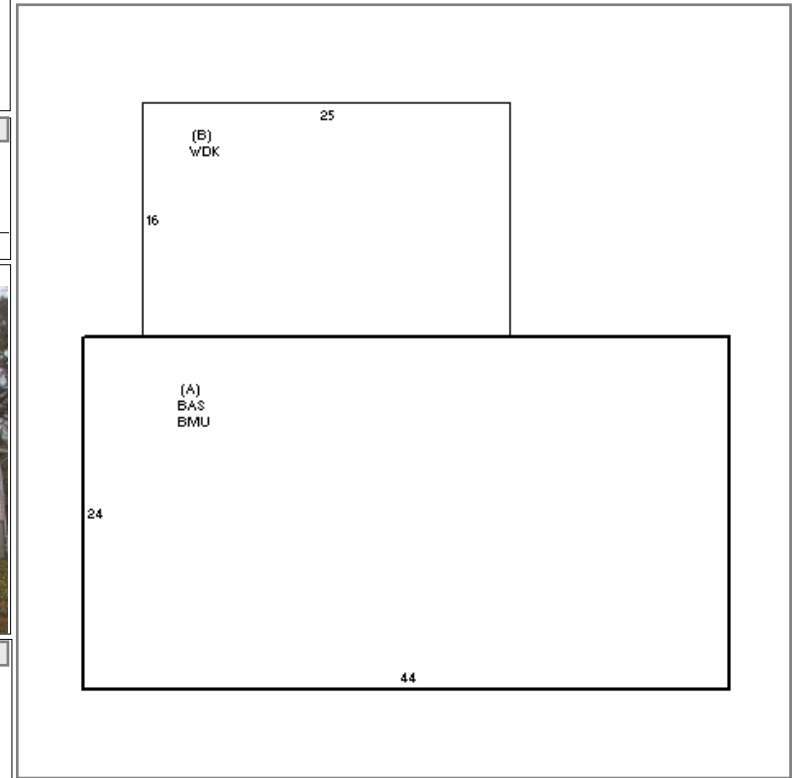
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	12 1.00	12L 1.00	A 1.00	219,200	2.82	A	1.00	R03 1.00		212,500

TOTAL	15,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	212,500	200,500			
St Ind	BRIDLEPATH		BUILDING	299,600	282,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	512,100	483,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/6/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/6/2018	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	1/29/2019	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	365,364		
NET AREA	1,056	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,056		56.46	59,625	CONDITION ELEM	CD		
\$NLA(RCN)	\$346	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,056	1973	261.29	275,922	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	400		39.20	15,680	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		7,637.00	7,637	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	G		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	1	FORCED AIR	1.00									EFF.YR/AGE 1997 / 26			
				FUEL SOURCE	2	GAS	1.00									COND	18 18 %		
																		FUNC	0
																		ECON	0
																		DEPR	18 % GD 82
																		RCNLD	\$299,600