

Key: 259

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 271

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
KATZ STEVEN L 32 BRAE BURN ROAD AUBURDALE, MA 02466		57-3-259	40 WHEELER DRIVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KATZ STEVEN L		09/20/2016	QS	1,300,000	(C148-9)
CARRIER ROBERT H TRUSTEE		07/05/2007	F		(DOC# 1,068,213)
CARRIER ROBERT H		08/26/1983	XX		(DOC# 317,864)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1078	11/18/2016	7	ALTERATIONS	100,000	04/10/2018	NF	100	100
		12	CYCLICAL NON		01/11/2011	MR	100	100

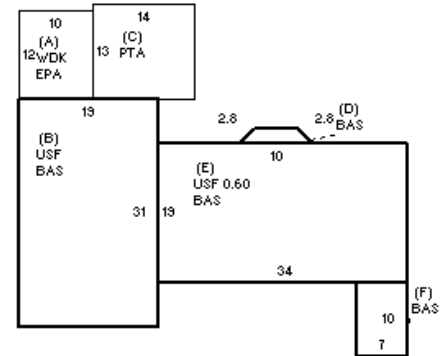
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	1,755,700	1,657,300
						DETACHED	8,700	8,700
						OTHER	0	0
						TOTAL	1,764,400	1,666,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 12X22 (1CAR)	1982	264	36.79	8,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2011	MR
MODEL	10		CONDO RES	LIST	4/10/2017	NF
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	5/30/2018	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS
HEAT CHANGED TO ELECTRIC PER SALES REPORT ALSO NO A/C PER SALES QUESTIONNAIRE

INDING

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,887,886
NET AREA	2,298	DETAIL ADJ	3.366	COMPLEX	4	SEARS POINT	2.00	A	EPA	N	EN. PORCH	120		69.20	8,304	CONDITION ELEM	CD
\$NLA(RCN)	\$822	OVERALL	1.000	STYLE	18	04-EASTWING	1.65	A	WDK	N	WOOD DECK	120		33.90	4,068	INTERIOR	G
				VIEW/LOC	1	NONE	1.00	+	BAS	L	BASE AREA	1,321	1982	805.77	1,064,422	KITCHEN	G
				HVAC	8	HEAT PUMP	1.02	+	USF	L	UPPER STORY	977	1982	805.77	787,238	BATHS	G
				END/MIDDLE	1	END	1.00	C	PTA	N	PATIO	182		12.90	2,348	EXTERIOR	A
									CPC	O	CAPE CELLAR	1		4,506.00	4,506		
CAPACITY		UNITS	ADJ														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHS		2	1.00														
HALF BATHS		1	1.00														
FIREPLACES		2	\$6,600														
% COMMON OWNER		8.4	1.00														
FIXTURES		8	\$10,400														
																EFF. YR/AGE	2000 / 23
																COND	7 7 %
																FUNC	0
																ECON	0
																DEPR	7 % GD 93
																RCNLD	\$1,755,700