

Key: 2866

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.045

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION			
CARSON CHRISTOPHER K & GOULD EMILY M 53 DAISY LANE BREWSTER, MA 02631				55-38-0				53 DAISY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARSON CHRISTOPHER K & GO				08/25/2009	A	1	23989-24				
CARSON CHRISTOPHER K				06/01/2006	QS	387,000	21056-164				
CHU JANET L				01/12/2004	QS	284,000	18117-336				

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	%
867	09/22/2016	7	ALTERATIONS	2,500	03/29/2017	NF	100	100
692	09/10/2015	10	INGROUND POO	16,500	03/29/2017	NF	100	100
143	03/16/2015	1	NEW CONSTRUC		05/05/2016	WFF	100	100
143	03/16/2015	1	NEW CONSTRUC	79,239	03/29/2017	NF	100	100
378	07/08/2008	7	ALTERATIONS	14,000	04/02/2009	JH	100	100

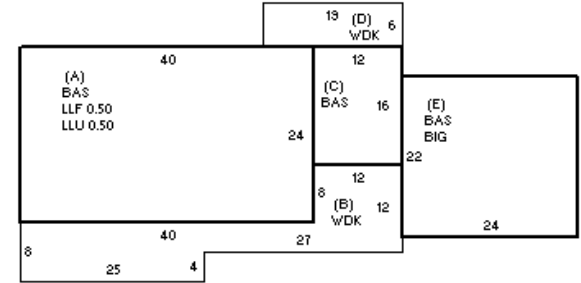
LEGALS AND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,500	12	1.00	12K	1.00	A	1.00				326,230

TOTAL	17,511 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	POND VIEW			LAND	326,200	307,800
St Ind	SCHOOLHOUSE		LAND	445,400	420,600			
Infl	AVERAGE		DETACHED	13,700	13,600			
			OTHER	0	0			
						TOTAL	785,300	742,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X10		80	22.01	900
PTD	A	1.00	50 0.50 6 X 16		96	10.35	500
IPV	A	1.00	10 0.90 16X16	2015	256	53.44	12,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/5/2016	WFF
MODEL	1		RESIDENTIAL	LIST	11/7/2007	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/16/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	543,223		
NET AREA	2,160	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	480		84.85	40,730	CONDITION ELEM	CD		
\$NLA(RCN)	\$251	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	480	1970	129.93	62,365	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	960	1970	224.81	215,815	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	518		37.24	19,291	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	720	2015	224.81	161,862	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	528		47.28	24,965	HEAT/ELEC	A		
				HEATING/COOL	5	ELECTRIC BB	1.00	F11	O	FPL 1S 1OP	1		7,255.20	7,255					
				FUEL SOURCE	3	ELECTRIC	0.95	ODS	O	OUTDOOR SHOWER	1		2,294.30	2,294					
																		EFF.YR/AGE	1997 / 26
																		COND	18 18 %
																		FUNC	0
																		ECON	0
																		DEPR	18 % GD 82
																		RCNLD	\$445,400