

Key: 3106

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.303

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CURRENT OWNER		PARCEL ID		LOCATION	
CELATA NANCI 41 AUBURN STREET CHARLESTOWN, MA 02129-1714		65-60-0		76 AARONS WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CELATA NANCI		05/19/2011	QS	644,000	25456-92
MCADAMS TIMOTHY C		06/28/2002	QS	470,000	15313-323
KNOP WARREN W & DEBRA A		12/04/1996	QS	197,500	10511-001

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 %
396	06/05/2007	2	ADD	30,000	02/26/2008	JH	100 100
362	06/23/2004	2	ADD	35,000	05/17/2005	JB	100 100
435	07/21/2003	10	INGROUND POO	20,000	05/17/2005	JB	100 100
98	03/05/2003	3	OUT BUILDING	3,500	05/17/2005	JB	100 100
594	11/14/1996	5	OTHER	6,000	03/01/1997	BC	100 100

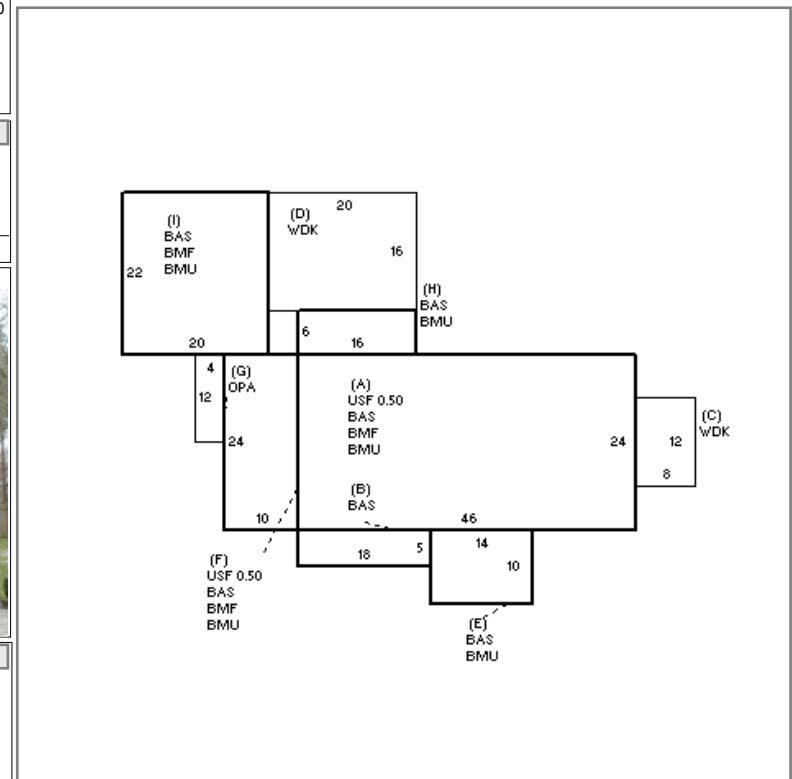
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	12D	1.00	A	1.00	230,160	1.00	A	1.00	R04	1.05		318,510
300	A	0.063	12	1.00	12D	1.00	A	1.00	12,600	1.00	A	1.00	R04	1.05		790

TOTAL	1.440 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E				LAND	319,300	301,300
St Ind	HARWICH ROAD		LAND	796,900	761,500			
Infl	AVERAGE		DETACHED	26,700	26,500			
			OTHER	0	0			
						TOTAL	1,142,900	1,089,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	01 1.00	10X16	2003	160	20.77	3,300
IPV	A	1.00	01 1.00	18X36	2003	648	32.47	21,000
OPA	A	1.00	01 1.00	10X14	2006	140	17.25	2,400



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2019	REF
MODEL	1		RESIDENTIAL	LIST	4/12/2019	REF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/30/2019	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			



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YEAR BLT	1996	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	960,065
NET AREA	2,782	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,020		57.77	116,689	CONDITION ELEM	CD
\$NLA(RCN)	\$345	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	1,784		37.40	66,724	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	672	1996	222.78	149,708	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	2,110	1996	268.83	567,230	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	416		47.50	19,760	BATHS	A
				INT FINISH	1	PLASTER	1.00	G	OPA	N	OPEN PORCH	48		60.59	2,908	HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00		BMG	O	BSMT GARAGE	2		3,748.60	7,497		
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		12,300.60	12,301		
									ODS	O	OUTDOOR SHOWER	1		2,926.40	2,926		
																EFF.YR/AGE	1999 / 24
																COND	17 17 %
																FUNC	0
																ECON	0
																DEPR	17 % GD 83
																RCNLD	\$796,900