

Key: 412

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 432

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
CARLSON NANCY A HEIRS OF C/O JAN CARLSON PO BOX 326 BREWSTER, MA 02631		69-20-0	72 NAUSET TRAIL		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CARLSON NANCY A HEIRS OF CARLSON NANCY A		12/11/2023 08/20/1999	ML		12489-194 1 12489-194

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 %
23-15	01/06/2023	7	ALTERATIONS	2,800	04/22/2024	NF	100 100
781	10/15/2012	7	ALTERATIONS	10,000	02/01/2013	MR	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,660	5	1.00	A	1,468,640	1.55	A	1.00	BVG	6.70	1,656,540

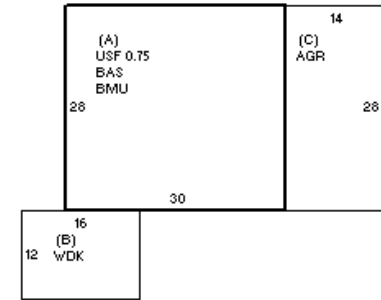
TOTAL	31,660 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	1,656,500	1,562,800
St Ind	AVERAGE		BUILDING	375,200	354,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL						2,031,700	1,917,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/29/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/25/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/17/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
GENERATOR



YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,470	DETAIL ADJ	1.000
\$NLA(RCN)	\$345	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$9,009
GARAGE SPACES		1	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	507,030
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	840		68.15	57,242	CONDITION ELEM	CD
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	840	1977	318.87	267,853	EXTERIOR	G
ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	630	1977	212.34	133,777	INTERIOR	A
ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	192		45.27	8,693	KITCHEN	A
FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	392		47.79	18,733	BATHS	A
INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		11,724.40	11,724	HEAT/ELEC	A
HEATING/COOL	1	FORCED AIR	1.00		GEN	O	GENERATOR	1		0.00			
FUEL SOURCE	2	GAS	1.00										
												EFF.YR/AGE	1981 / 42
												COND	26 26 %
												FUNC	0
												ECON	0
												DEPR	26 % GD 74
												RCNLD	\$375,200