

Key: 414

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 435

LEGAL

LAND

DETACHED

BUILDING

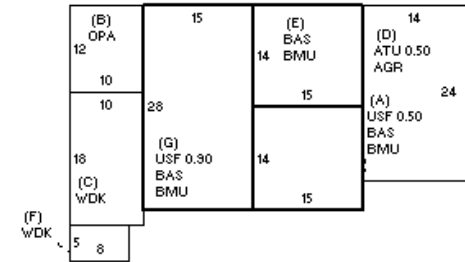
CURRENT OWNER		PARCEL ID	LOCATION			
LEANING JOHN R & JAN L CARLSON P O BOX 326 BREWSTER, MA 02631		69-23-0	48 NAUSET TRAIL			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
		12/18/1986	XX		(109237)	

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	%
24-569	06/26/2024	7	ALTERATIONS	15,850				0
1015	11/14/2019	7	ALTERATIONS	3,409	07/09/2020	NF	100	100
500	07/06/2015	7	ALTERATIONS	10,000	02/17/2017	NF	100	100
466	06/04/2013	7	ALTERATIONS	5,000	08/07/2014	RJM	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	26,285 5	1.00	A	1.00	A	1.00	876,800	1.79	A	1.00	BA+ 4.00	944,510

TOTAL	26,285 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	944,500	891,100			
St Ind	AVERAGE		BUILDING	380,900	359,700			
Infl	AVERAGE		DETACHED	5,100	5,000			
			OTHER	0	0			
			TOTAL	1,330,500	1,255,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 16X20		320	31.80	5,100



BUILDING	CD	ADJ	DESC	MEASURE	10/28/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/25/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/4/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
15 SOLAR PANELS

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	1,323	DETAIL ADJ	1.000
\$NLA(RCN)	\$374	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	6		1.00
BEDROOMS	3		1.00
BATHROOMS	2		1.00
FIXTURES	6	\$9,095	
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
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	840		68.79	57,787
+	BAS	L	BASE AREA	840	1987	321.91	270,404
+	USF	L	UPPER STORY FIN	483	1987	216.55	104,596
B	OPA	N	OPEN PORCH	120		58.30	6,996
+	wDK	N	WOOD DECK	220		45.71	10,056
D	AGR	N	ATT GARAGE	336		49.25	16,548
D	ATU	N	ATTIC UNF	168		62.26	10,460
	MST	O	MAS/METAL STACK	1		5,861.50	5,862
	ODS	O	OUTDOOR SHOWER	1		2,815.90	2,816

TOTAL RCN	494,619
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1987 / 36
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$380,900