

Key: 415

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 436

LEG  
AL  
LAND

CURRENT OWNER		PARCEL ID	LOCATION			
CARLSON DAVID S & DIANE R P O BOX 922 BREWSTER, MA 02631		69-41-0	101 WINTERHOFF TRAIL			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
		CARLSON DAVID S & DIANE R	11/21/1977	XX	(72496)	

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	%
109	02/05/2019	7	ALTERATIONS	1,572	07/09/2020	NF	100	100
653	11/10/2011	7	ALTERATIONS	3,000	03/23/2012	MR	100	100
598	10/24/2011	7	ALTERATIONS	26,432	03/23/2012	MR	100	100
127	03/27/1995	5	OTHER	3,000			100	100
20	01/22/1992	2	ADD	6,500	01/01/1995	RD	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,840	5	1.00	A	1,468,640	1.58	A	1.00	BVG	6.70	1,645,970

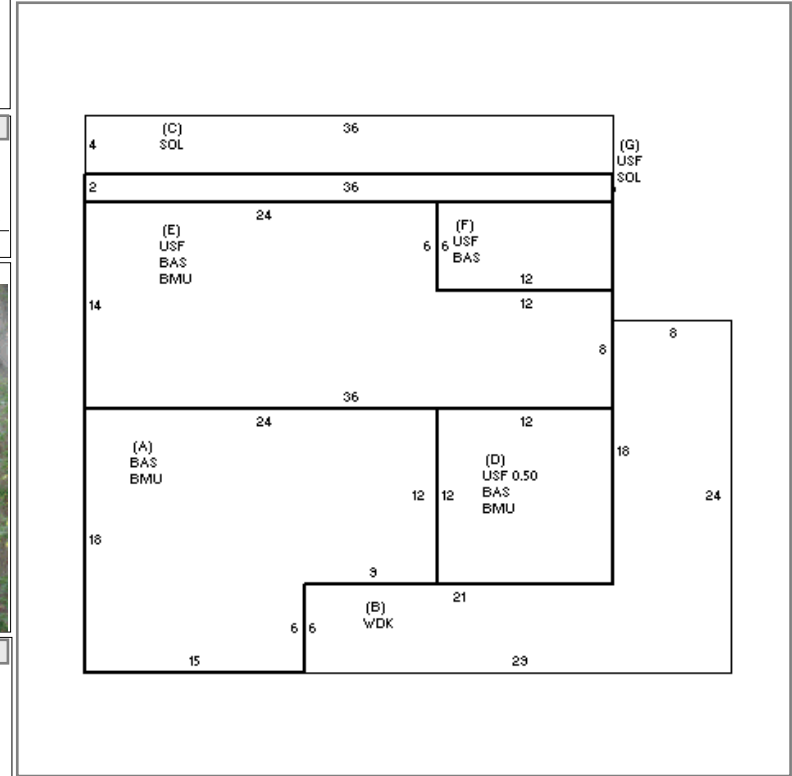
TOTAL	30,840 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	1,646,000	1,552,900
St Ind	AVERAGE		BUILDING	399,000	382,000			
Infl	AVERAGE		DETACHED	16,500	16,300			
			OTHER	0	0			
						<b>TOTAL</b>	<b>2,061,500</b>	<b>1,951,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	80 0.20 8X10		64	22.01	300
GFU	A	1.00	50 0.50 30 X 24		720	44.90	16,200



BLDG COMMENTS

SOLAR PANELS



DET  
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BUILDING	CD	ADJ	DESC	MEASURE	9/26/2007	JH
MODEL	1		RESIDENTIAL	LIST	9/26/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	1/24/2008	SEJ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,674	DETAIL ADJ	1.000
\$NLA(RCN)	\$331	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,752
GARAGE SPACES		0	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	954		66.20	63,153
A	BAS	L	BASE AREA	378	1978	293.17	110,818
B	WDK	N	WOOD DECK	318		43.98	13,987
C	SOL	N	SOLARIUM	144		130.26	18,758
+	USF	L	UPPER STORY FIN	648	1978	206.28	133,668
+	BAS	L	BASE AREA	648	1978	293.17	189,973
G	SOL	N	SOLARIUM	72		130.26	9,379
	MST	O	MAS/METAL STACK	1		5,640.30	5,640

TOTAL RCN	554,127
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1978 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$399,000