

Key: 4780

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.995

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
CARSTANJEN MIKAEL TRUSTEE & CARSTANJEN MARY DOERING TRUSTEE		125-51-0		55 PELL'S FISHING ROAD	
55 PELL'S FISHING ROAD BREWSTER, MA 02631		TRANSFER HISTORY		DOS	T SALE PRICE BK-PG (Cert)
		CARSTANJEN MIKAEL TRUSTEE		10/11/2023	F 1 (234146)
		CARSTANJEN MIKAEL & MARY		06/20/2013	O 730,000 (200678)
		CHURCHILL RICHARD L		03/08/2013	DC (138336)

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 %
953	11/07/2013	3	OUT BUILDING	3,300	08/07/2014	RJM	100 100
628	08/02/2013	2	ADD	45,000	08/07/2014	RJM	100 100
399	07/18/1995	1	NEW CONSTRUC	226,000			100 100
402	07/18/1995	5	OTHER	6,000			100 100
403	07/18/1995	5	OTHER	6,000			100 100

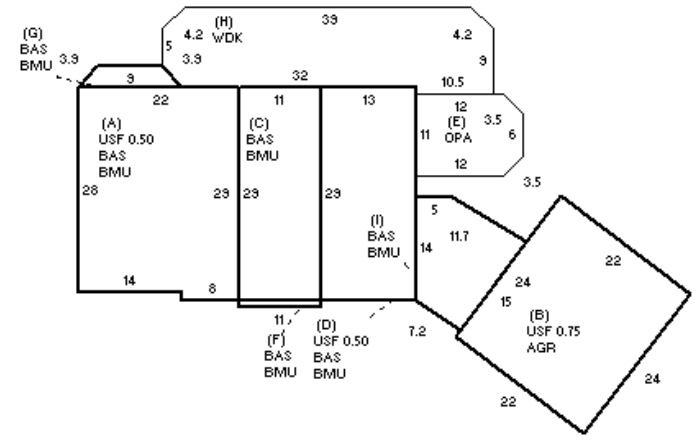
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	31,708	9	1.00	9-B	1.00	A	1.00			241,120	1.55 A 1.00 R06 1.10	272,100

TOTAL	31,708 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	272,100	256,700
St Ind	OWL POND		BUILDING	719,500	687,700			
Infl	AVERAGE		DETACHED	2,800	2,700			
			OTHER	0	0			
						TOTAL	994,400	947,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	G	1.20	10 0.90 10X12	2013	120	25.67	2,800	05/30/2019



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/30/2019	NF
MODEL	1		RESIDENTIAL	LIST	2/1/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	1/6/2020	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	866.902		
NET AREA	2,437	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,540		66.31	102,119				
\$NLA(RCN)	\$356	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,540	1997	304.38	468,743				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	501	1997	229.28	114,872				
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	528		48.88	25,806				
				FLOOR COVER	1	HARDWOOD	1.00	B	USF	L	UPPER STORY FIN	396	2013	229.29	90,797				
				INT FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	153		63.00	9,639				
				HEATING/COOL	9	WARM/CL AIR	1.03	H	WDK	N	WOOD DECK	493		49.39	24,351				
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		12,790.30	12,790					
												GEN	O	GENERATOR	1		0.00		
												ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043	
																RCNLD	\$719,500		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF. YR/AGE	2000 / 23
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83