Key: 4878

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,092

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BESSO CHRISTOPHER PAUL &	138-37-0	54 WESTERN EAGLE CARTWAY
BESSO VERENA ANNE ELISABETH		
54 WESTERN EAGLE CARTWAY		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BESSO CHRISTOPHER PAUL &	12/02/2022	QS	675,000	35518-121
CROSBY H RUSSELL	04/07/2020	O	117,500	32814-161
SHOVELIER CYRIL W JR ESTA	11/04/2014	XX		4250-99

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	%
	12/02/2022	16	MLS REVIEW	675,000	07/13/2023	JMG	100	100
156	02/22/2021	1	NEW CONSTRUC	85,000	03/03/2023	TCK	100	100
		12	CYCLICAL NON		02/17/2021	NF	100	100
288	04/01/2019	3	OUT BUILDING	6,000	07/10/2020	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,394	8 1.00	8-B 1.00	A 1.00	197,280	1.89	A 1.00	R02 0.90			208,730

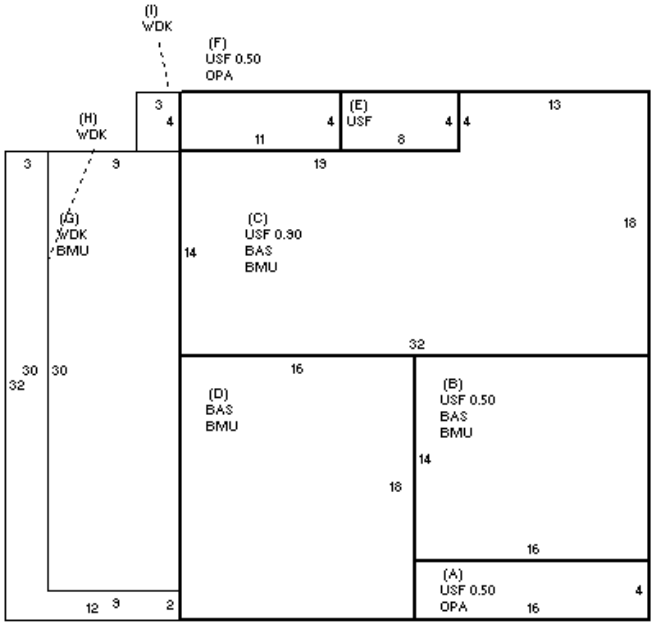
TOTAL	24,394 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 8	NOTE			
St Ind	ELDRIDGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	208,700	196,900
BUILDING	502,400	479,500
DETACHED	0	0
OTHER	0	0
TOTAL	**711,100**	**676,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/03/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/16/2022	TCK
LIST	5/16/2022	TCK
REVIEW	3/30/2023	EMZ

BLDG COMMENTS

INFO @ DOOR 3/3/23

YEAR BLT	2021	SIZE ADJ	1.000
NET AREA	1,660	DETAIL ADJ	1.000
$NLA(RCN)	$309	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	$12,285
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	108		52.50	5,670
+	BMU	N	BSMT UNFINISHED	1,282		57.06	73,146
+	BAS	L	BASE AREA	1,012	2021	274.35	277,646
+	USF	L	UPPER STORY FIN	648	2021	193.04	125,091
+	WDK	N	WOOD DECK	396		41.16	16,299
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	512,673

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

EFF.YR/AGE	2021 / 2		
COND	2 2 %		
FUNC	0		
ECON	0		
DEPR	2	% GD	98
RCNLD	$502,400		