Key: 4993

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,212

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARBONI DONALD M JR & KRISTIN M 431 BAKERS POND ROAD ORLEANS, MA 02653	136-17-0	431 BAKERS POND ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARBONI DONALD M JR & KRI	12/30/2022	U	930,000	(231958)
DAVIS RICHARD W & DEBORAH	02/13/2004	QS	680,500	(172110)
WITMER HERBERT R & MARNIE	11/23/1992	QS	123,250	(128484)

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	%
23-711	06/02/2023	7	ALTERATIONS	6,000	06/03/2024	TCK	100	100
23-620	05/03/2023	3	OUT BUILDING	25,000	06/03/2024	TCK	100	100
	12/30/2022	15	SALE REVIEW	930,000	07/14/2023	JMG	100	100
		12	CYCLICAL NON		06/13/2013	SF	100	100
431	08/22/2011	5	OTHER	22,575	03/30/2012	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13 1.00	A 1.00	A 1.00	416,480	1.00	A 1.00	PF2 1.90			576,360
300	A	2.639	13 1.00	A 1.00	A 1.00	22,800	1.00	A 1.00	PF2 1.90			60,170

TOTAL 4.016 Acres | ZONING RR | FRNT 0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

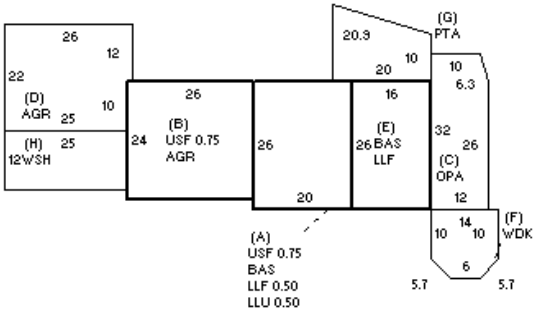
NOTE: SF per Certified Plot Plan

ASSESSED	CURRENT	PREVIOUS
LAND	636,500	600,400
BUILDING	593,500	561,600
DETACHED	7,400	0
OTHER	0	0
TOTAL	**1,237,400**	**1,162,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	12X32	2023	384	19.22	7,400

PHOTO 06/13/2024



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	6/13/2013	SF
LIST	7/14/2023	EST
REVIEW	6/13/2024	EMZ

BLDG COMMENTS

30 SOLAR PANELS (2011)

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	2,470	DETAIL ADJ	1.000
$NLA(RCN)	$293	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	10	$14,586
GARAGE SPACES	0	1.00
% BSMT FIN	75	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	0	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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	260		103.67	26,955
A	LLF	L	LOWER LEVEL FIN	260	1997	148.16	38,521
+	BAS	L	BASE AREA	936	1997	298.70	279,582
+	USF	L	UPPER STORY FIN	858	1997	204.17	175,180
B	AGR	N	ATT GARAGE	624		41.59	25,951
C	OPA	N	OPEN PORCH	378		56.10	21,206
D	AGR	N	ATT GARAGE	562		42.56	23,917
E	LLF	L	LOWER LEVEL FIN	416	2005	148.16	61,634
F	WDK	N	WOOD DECK	180		43.98	7,917
G	PTA	N	PATIO	260		16.06	4,175
H	WSH	N	WORKSHOP	300		90.32	27,096
	F21	O	FPL 2S 1OP	1		11,389.40	11,389
	MST	O	MAS/METAL STACK	1		5,640.30	5,640

TOTAL RCN 723,748

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

EFF.YR/AGE 1998 / 25

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD $593,500