Key: 5134

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,359

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KARAIM MICHAEL D TRUSTEE &	98-46-0	46 CLIFF POND ROAD
KARAIM JEANNE MARIE TRUSTEE		
46 CLIFF POND ROAD		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KARAIM MICHAEL D TRUSTEE	03/14/2012	F	100	(196562)
KARAIM MICHAEL D &	10/18/1996	QS	145,000	(142395 & 151298)

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	CYCLICAL NON		05/02/2013	SF	100	100
747	12/05/2001	3	OUT BUILDING	48,000	05/13/2003	BA	100	100
748	12/05/2001	2	ADD	189,000	05/13/2003	BA	100	100
745	12/05/2001	3	OUT BUILDING	1,500	05/13/2003	BA	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,423	13 1.00	13G 1.00	A 1.00	252,080	1.53	A 1.00	R04 1.15			286,230

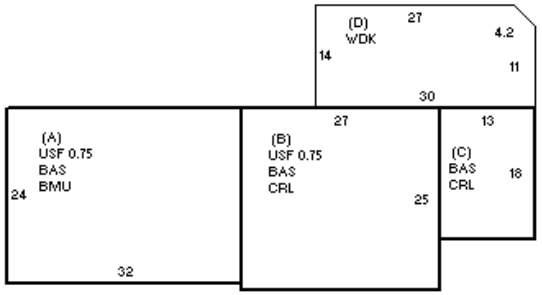
TOTAL	32,409 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE	COMBINED W/M32 PARCEL 3-31 FOR F/Y 2004 -- NOW LOT 44 ON LCP# 32083-C		
St Ind	CLIFF POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	286,200	270,000
BUILDING	581,900	549,400
DETACHED	36,100	35,700
OTHER	0	0
TOTAL	**904,200**	**855,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	20 0.80	10X12	2002	120	25.67	2,500
GFU	G 1.20	20 0.80	30X26	2001	780	53.88	33,600

PHOTO 12/02/2020



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	12/2/2020	TCK
LIST	12/2/2020	EST
REVIEW	2/8/2021	MR

BLDG COMMENTS
GENERATOR
INFO @ DOOR (12/02/20)

YEAR BLT	1980	SIZE ADJ	0.990
NET AREA	2,759	DETAIL ADJ	1.000
$NLA(RCN)	$270	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$11,128
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	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		66.00	50,686
+	BAS	L	BASE AREA	1,002	1980	250.67	251,174
A	USF	L	UPPER STORY FIN	576	1980	186.80	107,597
B	CRL	N	BSMT CRAWL	675		29.98	20,236
B	BAS	L	BASE AREA	675	2002	250.67	169,204
B	USF	L	UPPER STORY FIN	506	2002	186.80	94,521
C	CRL	N	BSMT CRAWL	234		32.16	7,526
D	WDK	N	WOOD DECK	416		41.52	17,274
	F21	O	FPL 2S 1OP	1		10,753.00	10,753
	GFP	O	GAS FIREPLACE	1		3,311.40	3,311
	ODS	O	OUTDOOR SHOWER	1		2,558.20	2,558

TOTAL RCN	745,970

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

EFF.YR/AGE	1989 / 34		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD	$581,900		