

Key: 5960

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.186

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CARLSTROM BRIAN T & LAURA S 243 TUBMAN ROAD BREWSTER, MA 02631				55-20-0				243 TUBMAN ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARLSTROM BRIAN T & LAURA				05/31/2018	O	475,000	31307-215				
NEVINS-FERNANDEZ ANDREA				06/05/2006	QS	460,000	21066-345				
JENSEN HAROLD T				08/16/1999	DC		12478-123				


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	%
322	04/13/2022	7	ALTERATIONS	48,740	03/21/2023	TCK	100	100
481	05/23/2019	7	CYCLICAL GRO	3,600	07/26/2019	NF	100	100
781	09/10/2018	7	ALTERATIONS	90,580	07/26/2019	NF	100	100
	05/31/2018	15	SALE REVIEW	475,000	03/22/2019	JMG	100	100

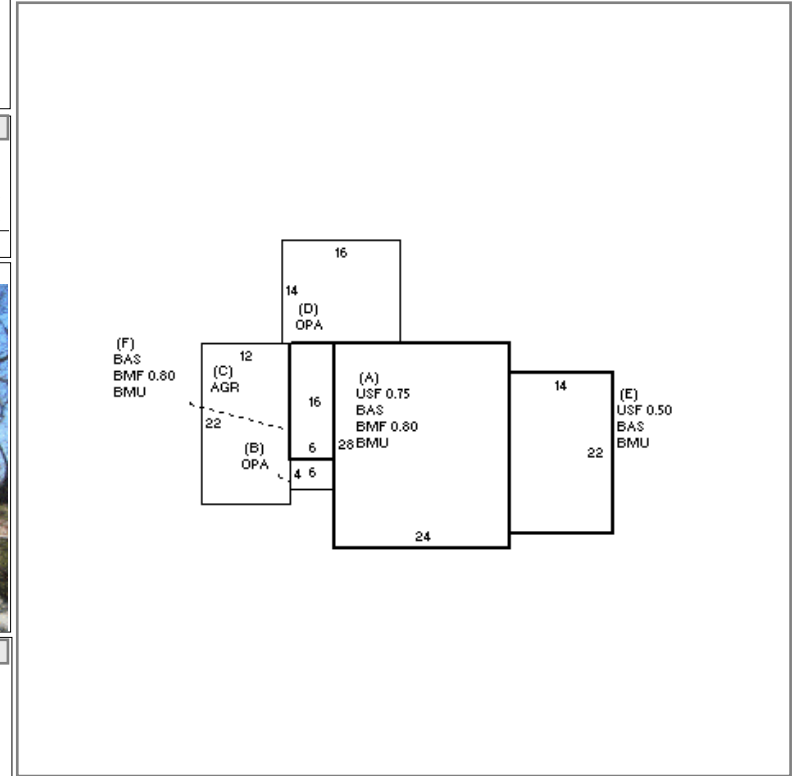
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	46,000	12	1.00	A	1.00	A	1.00	219,200	1.20	A	1.00	RM3	1.00		277,400

DETACHED

TOTAL	1.056 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		NOTE				LAND	277,400	261,700
St Ind	AVERAGE			LAND	547,400	522,700			
Infl	AVERAGE			DETACHED	1,500	1,500			
				OTHER	0	0			
						TOTAL	826,300	785,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/21/2023
SHF	A	1.00	30 0.70 8X12		96	22.01	1,500		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/2/2019	NF	BLDG COMMENTS	
MODEL	1		RESIDENTIAL	LIST	4/2/2019	NF	BMF=REC RM	
STYLE	4	1.02	CAPE [100%]	REVIEW	4/7/2023	EMZ	HATCH TO ATTIC	
QUALITY	+	1.10	PLUS AVE [100%]					
FRAME	1	1.00	WD FRAME [100%]					

LINDING

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	594,980
NET AREA	1,734	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,076		63.35	68,166	CONDITION ELEM	CD
\$NLA(RCN)	\$343	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	614		42.18	25,898	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,076	1986	293.17	315,448	INTERIOR	V
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	658	1986	206.28	13,913	KITCHEN	V
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	248		56.10	13,913	BATHS	V
				INT FINISH	2	DRYWALL	1.00	C	AGR	N	ATT GARAGE	264		48.36	12,766	HEAT/ELEC	G
				HEATING/COOL	1	FORCED AIR	1.00		F21	O	FPL 2S 1OP	1		11,389.40	11,389		
				FUEL SOURCE	2	GAS	1.00										

EFF. YR/AGE	2015 / 8	
COND	8	8 %
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD	\$547,400	