

Key: 6935

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.161

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
CARVALHO JAMES & NICOLE 65 WALDUN WAY BREWSTER, MA 02631		52-3-0	65 WALDUN WAY			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
CARVALHO JAMES & NICOLE		06/03/2014	QS	360,000	28181-13	
NIELSEN KIM		07/22/1988	H		6361-221	

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	%
513	06/27/2014	7	ALTERATIONS	10,000	06/19/2015	MW	100	100
283	06/03/2011	7	ALTERATIONS	5,000	03/15/2012	MR	100	100

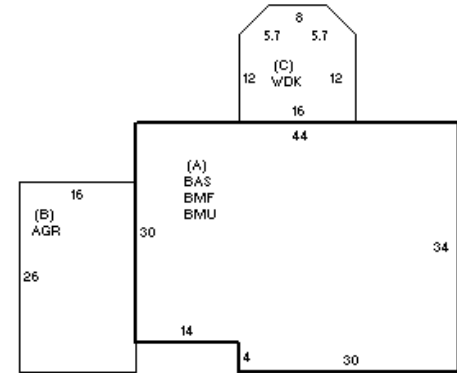
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	14	1.00	A	1.00	A	1.00	252,080	1.00	A	1.00	R03	1.15		348,850
300	A	0.513	14	1.00	A	1.00	A	1.00	13,800	1.00	A	1.00	R03	1.15		7,080

TOTAL	1.890 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	N O T E	PORTION OF THIS LOT (LOT 3A ON PLAN 545/84) SOLD TO ABUTTER FOR FY 2000			LAND	355,900	365,000
St Ind	AVERAGE		BUILDING	387,400	370,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	743,300	735,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/17/2017	NF
MODEL	1		RESIDENTIAL	LIST	4/27/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	11/1/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF - REC ROOM PER OWNER

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YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	509,771	
NET AREA	1,440	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,440		52.63	75,784	CONDITION ELEM	CD	
\$NLA(RCN)	\$354	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	1,440		31.75	45,727	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,440	1986	241.57	347,861	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	416		40.51	16,854	KITCHEN	A	
				FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	240		39.20	9,408	BATHS	A	
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,637.00	7,637	HEAT/ELEC	A	
				HEATING/COOL	2	HOT WATER	1.00											
				FUEL SOURCE	1	OIL	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		6	1.00															
BEDROOMS		4	1.00															
BATHROOMS		1	1.00															
FIXTURES		5	\$6,500															
GARAGE SPACES		1	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		1	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE		1986 / 37																
COND	24	24 %																
FUNC	0																	
ECON	0																	
DEPR	24	% GD	76															
RCNLD				\$387,400														