

Key: 7186

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.415

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LAND

CURRENT OWNER		PARCEL ID		LOCATION	
MANN ANDREW D & NANCY R TRUSTEES 19 CARLTON CIRCLE BREWSTER, MA 02631		72-13-0		19 CARLTON CIRCLE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MANN ANDREW D & NANCY R T		08/04/2020	F	1 ()	
MANN ANDREW D & NANCY R		01/04/2008	QS	1,025,000	22585-158
MAHONEY EDWARD J & ANN L		01/28/2002	QS	240,000	14749-077

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 %
226	03/28/2014	7	ALTERATIONS	4,800	06/09/2015	MW	100 100
123	02/21/2014	2	ADD	6,000	07/30/2015	MR	100 100
49	01/16/2014	7	ALTERATIONS	48,000	08/19/2014	RJM	100 100
723	09/24/2012	7	ALTERATIONS	10,000	08/19/2014	RJM	100 100
447	06/21/2012	5	OTHER	5,000	01/18/2013	MR	100 100

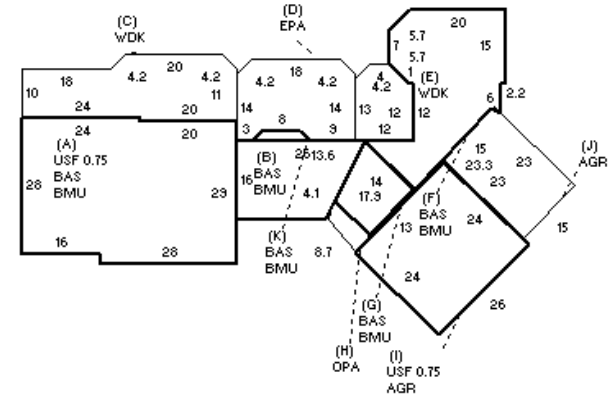
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	42,650	13	1.00	13F	1.00	A	1.00	295,920	1.26	A	1.00	PV7	1.35		364,690

TOTAL	42,650 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE HSE # 19 PER BFD 4/14/03	LAND	364,700	344,100			
St Ind	CROWELL'S BOG		BUILDING	1,285,100	1,228,200			
Infl	AVERAGE		DETACHED	3,200	3,200			
			OTHER	0	0			
TOTAL				1,653,000	1,575,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	4,058.10	3,200



BLDG COMMENTS
42 SOLAR PANELS/GENERATOR
INTERIOR ESTIMATED PER PLANS (FY14) -
FULL BATH IN BMU (INSPECTED 7/2015)
INFO @ DOOR (2/23/2021)



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ED

BUILDING	CD	ADJ	DESC	MEASURE	2/23/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/23/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/22/2021	MR
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,836	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,417		67.79	163,846
\$NLA(RCN)	\$385	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,796	2002	327.63	588,431
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	951	2002	238.27	226,591
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	705		57.89	40,814
				FLOOR COVER	1	HARDWOOD	1.00	D	EPA	N	ENCLOSED PORCH	379		101.05	38,299
				INT FINISH	2	DRYWALL	1.00	F	BAS	L	BASE AREA	621	2012	327.63	203,461
				HEATING/COOL	9	WARM/CL AIR	1.03	H	OPA	N	OPEN PORCH	36		73.84	2,658
				FUEL SOURCE	2	GAS	1.00	I	AGR	N	ATT GARAGE	624		54.74	34,158
								I	USF	L	UPPER STORY FIN	468	2005	238.26	111,508
								J	AGR	N	ATT GARAGE	345		62.38	21,520
								GFP	O	GAS FIREPLACE	1		4,616.60	4,617	
								ODS	O	OUTDOOR SHOWER	1		3,566.50	3,567	

TOTAL RCN	1,477,073
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	G
EFF.YR/AGE	2007 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$1,285,100

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