

Key: 7191

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.420

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
CANNIFF JAMES D 75 CARLTON CIRCLE BREWSTER, MA 02631				72-15-0				75 CARLTON CIRCLE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				CANNIFF JAMES D CANNIFF PAUL J TRUSTEE CALLAHAN LILLIAN S				06/23/2006 07/18/2000 11/20/1985	A QS XX	225,000 135,000 1	21124-107 13132-226 4808-288	


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	%
265	03/26/2019	3	CYCLICAL GRO OUT BUILDING	2,500	02/23/2021 07/06/2020	TCK	100	100
384	06/08/2006	1	NEW CONSTRUC	310,000	10/09/2007	JH	100	100

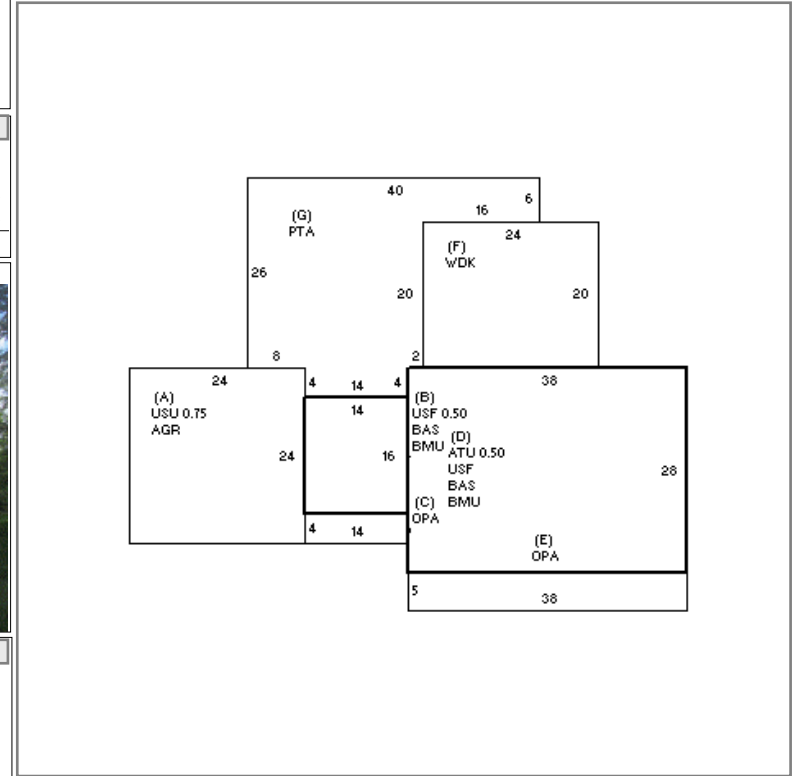
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,570	13	1.00	13F 1.00 A 1.00	295,920	1.30	A	1.00	PV7	1.35	358,900

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TACH
ED

TOTAL	40,570 SF				ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13				NOTE				LAND	358,900	338,600
St Ind	CROWELL'S BOG					BUILDING	815,500	779,100			
Infl	AVERAGE					DETACHED	3,500	3,400			
									OTHER	0	0
									TOTAL	1,177,900	1,121,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/06/2020
SHF	A	1.00	01 1.00 12X14	2019	168	20.77	3,500		



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BUILDING	CD	ADJ	DESC	MEASURE	2/23/2021	TCK
MODEL	1		RESIDENTIAL	LIST	10/9/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/22/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
INFO @ DOOR (2/23/2021)

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	948,305				
NET AREA	2,464	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATT GARAGE	576		49.16	28,314	CONDITION ELEM	CD				
\$NLA(RCN)	\$385	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	A	USU	N	UPPER STORY UNF	432		73.13	31,594	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,288		70.42	90,706	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,288	2006	319.46	411,470	KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UPPER STORY FIN	1,176	2006	228.54	268,766	BATHS	A				
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	246		64.80	15,941	HEAT/ELEC	A				
				HEATING/COOL	9	WARM/CL AIR	1.03	D	ATU	N	ATTIC UNF	532		69.21	36,818						
				FUEL SOURCE	2	GAS	1.00	F	WDK	N	WOOD DECK	480		50.80	24,386						
													G	PTA	N	PATIO	776		11,993		
													F21	O	FPL 2S 1OP	1		13,155.70	13,156		

EFF.YR/AGE	2006 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$815,500	