Key: 7202

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,431

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAGAZU RICHARD C & NADINE L 54 CARLTON CIRCLE BREWSTER, MA 02631	73-3-0	54 CARLTON CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAGAZU RICHARD C & NADINE	07/16/1998	QS	210,000	11575-51
CALLAHAN LILLIAN S	11/20/1985	XX		4808-288

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

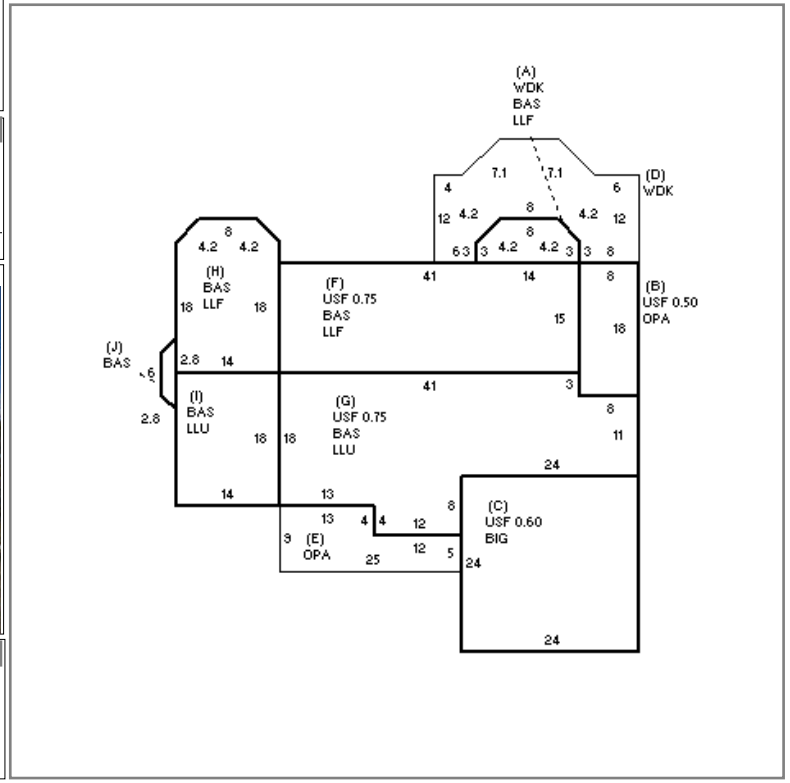
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		03/04/2013	SF	100	100
625	10/21/2005	2	ADD	15,000	03/25/2009	JH	100	100
517R	09/07/2000	1	NEW CONSTRUC	350,000	06/20/2001	LB	100	100
252	05/01/2000	5	OTHER	5,000	06/20/2001	LB	100	100

LAND

CD	T	AC/SF/UN	Nbhd		St Ind		Infl		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	57,630	13	1.00	13F	1.00	A	1.00	767,200	1.04	A	1.00	PF4	3.50			1,053,980
350	A	0.126	13	1.00	13F	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00			260

TOTAL	1.449 Acres	ZONING	RR	FRNT	0
Nbhd	NBHD 13	NOTE	3X30 STAIRS TO WATER		
St Ind	CROWELL'S BOG				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	1,054,200	994,600
BUILDING	1,344,800	1,284,700
DETACHED	0	0
OTHER	0	0
TOTAL	**2,399,000**	**2,279,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/23/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	V	1.65	VERY GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/23/2021	TCK
LIST	2/23/2021	EST
REVIEW	3/22/2021	MR

YEAR BLT	1999	SIZE ADJ	0.970
NET AREA	4,514	DETAIL ADJ	1.000
$NLA(RCN)	$359	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$17,503
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	1	PLASTER	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	75	1999	207.87	15,591
+	OPA	N	OPEN PORCH	321		81.63	26,202
+	USF	L	UPPER STORY FIN	1,486	1999	263.38	391,386
C	BIG	N	BUILT-IN GARAGE	576		79.44	45,759
+	WDK	N	WOOD DECK	401		63.99	25,661
+	LLF	L	LOWER LEVEL FIN	900	2005	207.87	187,084
+	LLU	N	LOWER LEVEL UNF	1,062		130.73	138,837
+	BAS	L	BASE AREA	2,053	1999	362.17	743,540
	F21	O	FPL 2S 1OP	1		16,571.60	16,572
	MST	O	MAS/METAL STACK	1		8,206.60	8,207
	ODS	O	OUTDOOR SHOWER	1		3,942.50	3,943

TOTAL RCN	1,620,284

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

EFF.YR/AGE	2000 / 23		
COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83
RCNLD	$1,344,800		