Key: 7445

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,677

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARLSON KURT L & DOUCETTE MARIE A 139 AUNT SOPHIES ROAD BREWSTER, MA 02631	96-9-0	139 AUNT SOPHIES ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARLSON KURT L &	04/08/1983	XX		3711-175

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

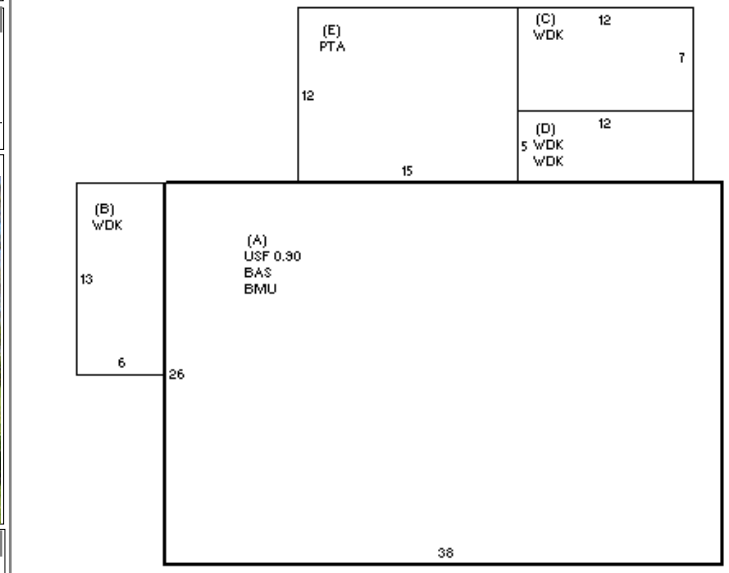
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-693	05/30/2023	77	SOLAR PANELS	7,692	05/17/2024	TCK	100	100
23-401	04/12/2023	7	ALTERATIONS	5,086	05/17/2024	TCK	100	100
740	08/11/2021	7	ALTERATIONS		04/18/2022	TCK	100	100
670	07/22/2019	7	ALTERATIONS	9,895	07/06/2020	TCK	100	100
		12	CYCLICAL NON		05/22/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	53,579	13 1.00	A 1.00	A 1.00	219,200	1.09	A 1.00	R03 1.00			292,910

TOTAL	1.230 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	292,900	276,300
BUILDING	408,100	385,300
DETACHED	3,300	3,200
OTHER	0	0
TOTAL	**704,300**	**664,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	12 X 8		96	22.01	1,100
SHF	A 1.00	01 1.00	10X10	2020	100	22.01	2,200

PHOTO 06/05/2024

BLDG COMMENTS

24 SOLAR PANELS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/9/2020	TCK
LIST	5/22/2013	EST
REVIEW	6/5/2024	EMZ

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,877	DETAIL ADJ	1.000
$NLA(RCN)	$290	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,825
GARAGE SPACES	0	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	988		61.95	61,207
A	BAS	L	BASE AREA	988	1983	279.53	276,176
A	USF	L	UPPER STORY FIN	889	1983	191.07	169,862
+	WDK	N	WOOD DECK	282		41.16	11,607
E	PTA	N	PATIO	180		15.86	2,855
	F22	O	FPL 2S 2OP	1		13,095.60	13,096
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	544,163

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

EFF.YR/AGE	1983 / 40		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	$408,100		