**Key: 7623**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,848

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CARZO MARK W & SUSAN A TRUSTEES<br>12 WINTHROP STREET<br>WINCHESTER, MA 01890 | 96-115-0 | 22 ABNERS CIRCLE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CARZO MARK W & SUSAN A TR | 01/18/2022 | F | 100 | (228911) |
| CARZO MARK W & SUSAN A | 08/23/2013 | QS | 490,000 | (201255) |
| CAMPBELL RUSSELL S & JUDI | 10/05/1981 | XX | | (86996) |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 736 | 10/23/2020 | 7 | ALTERATIONS | 1,000 | 10/23/2020 | TCK | 100 | 100 |
| | | 12 | CYCLICAL NON | | 05/15/2013 | SF | 100 | 100 |
| 146 | 03/12/2007 | 2 | ADD | 15,000 | 02/03/2009 | JH | 100 | 100 |
| 674 | 11/14/2002 | 1 | NEW CONSTRUC | 100,000 | 04/14/2003 | TN | 100 | 100 |
| 381 | 07/02/2001 | 3 | OUT BUILDING | 1,000 | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 31,600 | 13 1.00 | A 1.00 | A 1.00 | 219,200 | 1.55 | A 1.00 | R02 1.00 | | | 247,110 |

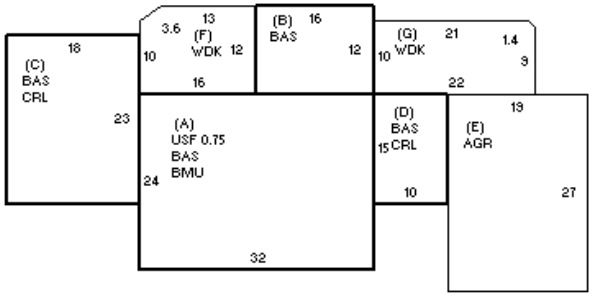
| TOTAL | 31,600 SF | ZONING | RL | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 247,100 | 233,100 |
| BUILDING | 548,600 | 524,700 |
| DETACHED | 4,300 | 4,300 |
| OTHER | 0 | 0 |
| TOTAL | **800,000** | **762,100** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 20 0.80 | 8X8 | | 64 | 22.01 | 1,100 |
| HTB | A 1.00 | 20 0.80 | | | 1 | 4,058.10 | 3,200 |

PHOTO 10/07/2020




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.02 | CAPE [100%] |
| QUALITY | A+ | 1.20 | AVG + [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 10/7/2020 | TCK |
|---|---|---|
| LIST | 5/15/2013 | SF |
| REVIEW | 10/20/2020 | EMZ |

BLDG COMMENTS

| YEAR BLT | 1982 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,100 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $331 | OVERALL | 0.970 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | $12,106 |
| 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 | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 5 | ELECTRIC BB | 1.00 |
| FUEL SOURCE | 3 | ELECTRIC | 0.95 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 768 | | 72.52 | 55,696 |
| + | BAS | L | BASE AREA | 1,332 | 1982 | 281.19 | 374,541 |
| A | USF | L | UPPER STORY FIN | 576 | 1982 | 216.18 | 124,521 |
| B | BAS | L | BASE AREA | 192 | 2008 | 281.18 | 53,988 |
| C | CRL | N | BSMT CRAWL | 414 | | 35.34 | 14,633 |
| D | CRL | N | BSMT CRAWL | 150 | | 35.35 | 5,302 |
| E | AGR | N | ATT GARAGE | 513 | | 45.15 | 23,162 |
| + | WDK | N | WOOD DECK | 409 | | 45.63 | 18,662 |
| | F21 | O | FPL 2S 1OP | 1 | | 11,815.80 | 11,816 |

| TOTAL RCN | 694,427 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 1991 / 32 | | |
|---|---|---|---|
| COND | 21 | 21 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 21 | % GD | 79 |
| RCNLD | $548,600 | | |