

Key: 7750

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.978

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CARLSON BROOK K 136 BAKERS POND ROAD ORLEANS, MA 02653				94-58-0				12 AUNT MOLLS RIDGE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CARLSON BROOK K				01/31/2022	F	34867-195					
CARLSON BROOK K TRUSTEE				03/17/2020	F	1 32763-17					
CARLSON BROOK K &				05/31/2018	J	1 31306-123					

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	%
24-195	03/04/2024	7	ALTERATIONS	2,847				0
NP		12	CYCLICAL NON		02/21/2013	SF	100	100

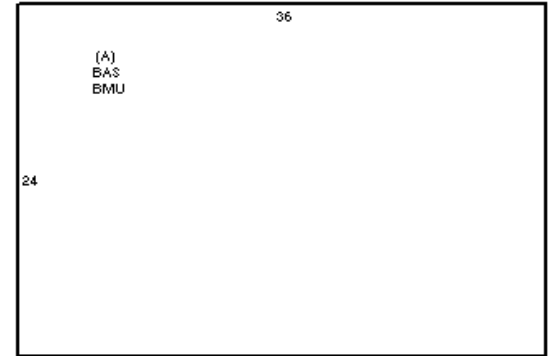
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,250	13 1.00	A 1.00	A 1.00	219,200	2.50	A 1.00	R02	1.00		217,120

TOTAL	17,250 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	217,100	204,800
St Ind	AVERAGE		BUILDING	197,000	188,800			
Infl	AVERAGE		DETACHED	900	900			
			OTHER	0	0			
TOTAL						415,000	394,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8X10		80	22.01	900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/8/2020	TCK
MODEL	1		RESIDENTIAL	LIST	9/5/2003	JB
STYLE	1	1.00	RANCH [100%]	REVIEW	1/12/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	298,436		
NET AREA	864	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		59.00	50,976	CONDITION ELEM	CD		
\$NLA(RCN)	\$345	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	864	1966	276.08	238,533	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00		MST	O	MAS/METAL STACK	1		5,027.00	5,027	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00									KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1966 / 57
																		COND	34 34 %
																		FUNC	0
																		ECON	0
																		DEPR	34 % GD 66
																		RCNLD	\$197,000