**Key: 8211**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,448

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| MOORE BRIAN F & KELLY C<br>P O BOX 674<br>ORLEANS, MA 02653 | 93-28-0 | 73 MORNING STAR CARTWAY |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| MOORE BRIAN F & KELLY C | 05/20/1997 | QS | 35,000 | 10758-215 |

| 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 | | 03/06/2013 | SF | 100 | 100 |
| 487 | 08/12/2003 | 5 | OTHER | 5,000 | 07/22/2004 | WH | 100 | 100 |
| 209 | 04/29/2003 | 2 | ADD | 65,000 | 07/22/2004 | WH | 100 | 100 |
| 101 | 02/27/1998 | 5 | OTHER | 5,000 | 06/15/1998 | BC | 100 | 100 |
| 605 | 10/28/1997 | 5 | OTHER | 5,000 | 06/15/1998 | BC | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 30,833 | 13 1.00 | A 1.00 | A 1.00 | 219,200 | 1.58 | A 1.00 | R03 1.00 | | | 245,660 |

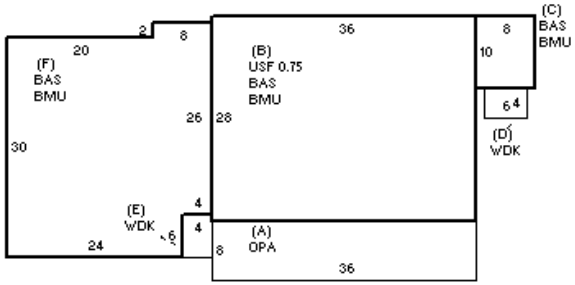
| TOTAL | 30,833 SF | ZONING | RL | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 245,700 | 231,800 |
| BUILDING | 729,500 | 697,100 |
| DETACHED | 2,200 | 2,200 |
| OTHER | 0 | 0 |
| TOTAL | 977,400 | 931,100 |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| PTD | A 1.00 | 30 0.70 | 24X18 | | 432 | 7.20 | 2,200 |

PHOTO 02/12/2021




## 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 | 2/12/2021 | TCK |
|---|---|---|
| LIST | 2/12/2021 | EST |
| REVIEW | 3/18/2021 | MR |

BLDG COMMENTS

INFO @ DOOR (2/12/21)

| YEAR BLT | 1998 | SIZE ADJ | 0.990 |
|---|---|---|---|
| NET AREA | 2,676 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $328 | 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 | $12,730 |
| GARAGE SPACES | 2 | 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 | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | OPA | N | OPEN PORCH | 288 | | 60.59 | 17,449 |
| + | BMU | N | BSMT UNFINISHED | 1,920 | | 60.41 | 115,992 |
| + | BAS | L | BASE AREA | 1,088 | 1998 | 274.80 | 298,986 |
| B | USF | L | UPPER STORY FIN | 756 | 1998 | 222.78 | 168,421 |
| + | WDK | N | WOOD DECK | 48 | | 47.51 | 2,281 |
| F | BAS | L | BASE AREA | 832 | 2003 | 274.80 | 228,636 |
| | BMF | N | BSMT FINISH | 240 | | 48.87 | 11,730 |
| | BMG | O | BSMT GARAGE | 2 | | 3,748.60 | 7,497 |
| | F21 | O | FPL 2S 1OP | 1 | | 12,300.60 | 12,301 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,926.40 | 2,926 |

| TOTAL RCN | 878,949 |
|---|---|

| 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 | | | $729,500 |