Key: 8270

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,507

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
REDDISH MICHAEL C & KAREN A PO BOX 449 BREWSTER, MA 02631	93-12-0	54 HAMILTON CARTWAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
REDDISH MICHAEL C & KAREN	09/30/1985	XX		4730-12

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

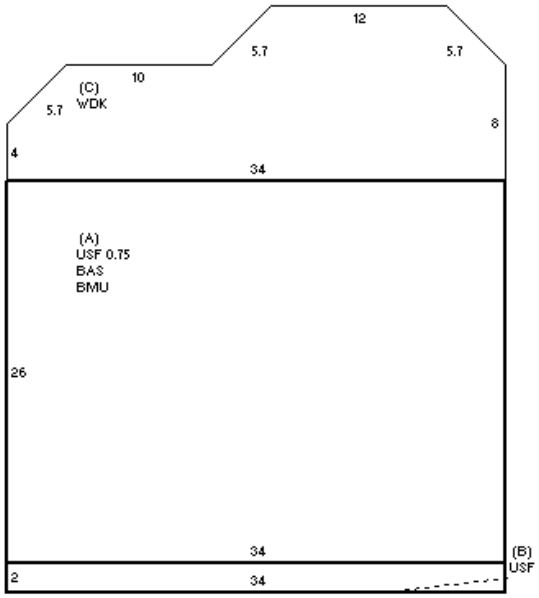
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-198	03/14/2023	7	ALTERATIONS	2,300	05/22/2024	TCK	100	100
23-217	03/09/2023	77	SOLAR PANELS	13,430	05/22/2024	TCK	100	100
		12	CYCLICAL NON		03/07/2013	SF	100	100
119	04/08/1996	3	OUT BUILDING	5,400			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,300	13 1.00	A 1.00	A 1.00	219,200	1.96	A 1.00	R03 1.00			229,900

TOTAL	23,300 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE	# 54 confirmed by FD 3/16/2023		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	229,900	216,900
BUILDING	365,600	347,700
DETACHED	25,600	25,400
OTHER	0	0
TOTAL	**621,100**	**590,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X8		64	22.01	1,300
GFL	A 1.00	20 0.80	20X28	1996	560	54.20	24,300

PHOTO 06/05/2024

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	3/7/2013	SF
LIST	3/7/2013	EST
REVIEW	6/5/2024	EMZ

BLDG COMMENTS

BARN W/ FULL BASEMENT AND 1 CAR GARAGE IN LAND SCREEN

17 SOLAR PANELS

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,615	DETAIL ADJ	1.000
$NLA(RCN)	$298	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	6	SALTBOX	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	BMU	N	BSMT UNFINISHED	884		61.95	54,764
A	BAS	L	BASE AREA	884	1985	289.88	256,258
+	USF	L	UPPER STORY FIN	731	1985	193.04	141,113
C	WDK	N	WOOD DECK	328		41.16	13,501
	BMG	O	BSMT GARAGE	1		4,669.40	4,669
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	481,030

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

EFF.YR/AGE	1985 / 38		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$365,600