Key: 848

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 879

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CALLAHAN KRISTEN ENGSTER P O BOX 2105 BREWSTER, MA 02631	90-50-0	13 OCEAN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CALLAHAN KRISTEN ENGSTER	10/02/2018	H	100	31570-261
CALLALHAN PATRICK T &	09/27/2013	O	515,000	27720-326
BONETTI RICHARD V & MARIL	09/26/1980	XX		3161-307

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

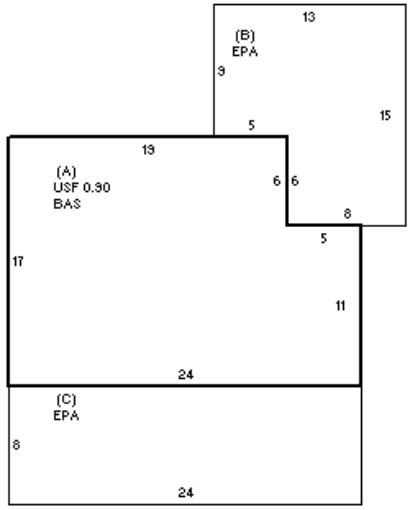
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
164	02/25/2014	5	OTHER	1,200	06/24/2015	MW	100	100
928	10/28/2013	7	ALTERATIONS	105,000	08/08/2014	RJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,840	6 1.00	A 1.00	A 1.00	1,139,840	5.68	A 1.00	BGD 5.20			1,016,450

TOTAL	6,840 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	1,016,500	959,000
BUILDING	150,800	142,400
DETACHED	0	0
OTHER	0	0
TOTAL	**1,167,300**	**1,101,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/24/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/24/2020	NF
LIST	11/24/2020	EST
REVIEW	1/11/2021	MR

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	718	DETAIL ADJ	1.000
$NLA(RCN)	$284	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,650
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	3	FOUN 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	2	SOFTWOOD	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	8	HEAT PUMP	1.04
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	378	1940	281.48	106,401
A	USF	L	UPPER STORY FIN	340	1940	173.84	59,105
+	EPA	N	ENCLOSED PORCH	357		64.05	22,865
	F21	O	FPL 2S 1OP	1		9,501.30	9,501
	ODS	O	OUTDOOR SHOWER	1		2,260.40	2,260

TOTAL RCN 203,782

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	V

EFF.YR/AGE 1981 / 42

COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74

RCNLD $150,800