

Key: 857

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 888

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MAGALETTA CARLOS 61 CARLTON LANE NORTH ANDOVER, MA 01845				91-28-0				161 ELLIS LANDING ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MAGALETTA CARLOS				07/11/2018	QS	999,900	31395-287					
DOHERTY PAUL D				06/12/2003	QS	545,000	17077-190					
CASEY MARY E TRUSTEE				11/06/2000	A	1	13349-034					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,300	6	1.00	A	1,139,840	6.13	A	1.00	BG+	5.20	1,010,250

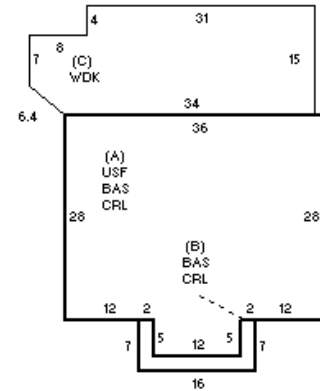
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		14	CYCLICAL GRO		12/03/2020	NF	100	100
433	07/11/2018	16	MLS REVIEW	999,900	04/26/2019	JMG	100	100
476	06/21/2007	12	CYCLICAL NON		06/29/2007	JH	100	100
	07/19/2006	3	OUT BUILDING	1,800	06/29/2007	JH	100	100
		7	ALTERATIONS	20,000	06/29/2007	JH	100	100

LAND

TOTAL	6,300 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	1,010,300	953,100
St Ind	AVERAGE		BUILDING	557,400	526,300			
Infl	AVERAGE		DETACHED	4,400	4,400			
			OTHER	0	0			
						TOTAL	1,572,100	1,483,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	4,058.10	3,200
SHF	A	1.00	15 0.85 8X8	2007	64	22.01	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/3/2020	NF
MODEL	1		RESIDENTIAL	LIST	6/29/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	1/12/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

BLDG

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	671,543		
NET AREA	2,188	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	1,068		31.70	33,857	CONDITION ELEM	CD		
\$NLA(RCN)	\$307	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,120	1945	313.81	351,471	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,068	2006	217.96	232,782	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	CRL	N	BSMT CRAWL	52		37.53	1,952	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	543		48.45	26,310	BATHS	G		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		12,546.60	12,547	HEAT/ELEC	G		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01		ODS	O	OUTDOOR SHOWER	1		2,984.90	2,985				
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1999 / 24
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	17 % GD 83
																		RCNLD	\$557,400