

Key: 14076

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.375

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOAR KARA 20 HANCOCK AVENUE MEDFORD, MA 02155				126-12-14076				3677 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOAR KARA				02/28/2022	V	275,000	34935-347				
TICKNER RYAN & JENNA				10/28/2019	QS	210,537	32416-332				
DAVIS DENNIS G TRUSTEE				08/09/2018	F	100	31454-341				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
146	02/28/2022	15	SALE REVIEW	275,000	03/13/2023	JMG	100	100
	02/24/2020	7	ALTERATIONS	1,000	12/10/2020	NF	100	100
	10/28/2019	15	SALE REVIEW	210,537	07/06/2020	JMG	100	100
435	08/23/2011	2	ADD	30,000	03/15/2012	MR	100	100
372	07/03/2008	7	ALTERATIONS	4,500	03/28/2009	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

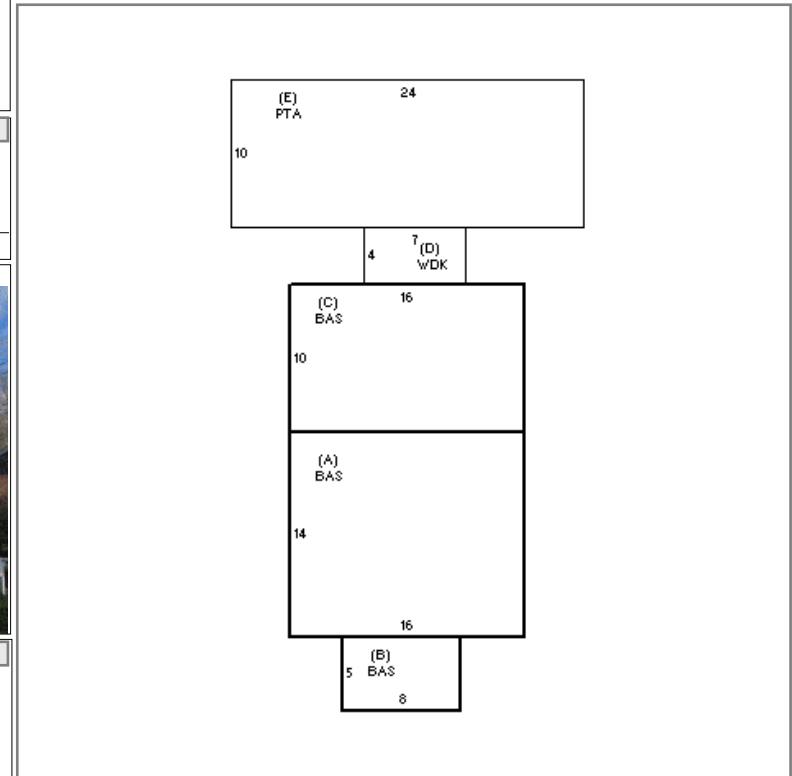
TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		N				LAND	0	0
St Ind		O				BUILDING	309,400	295,400
Infl		T				DETACHED	0	0
		E				OTHER	0	0
						<b>TOTAL</b>	<b>309,400</b>	<b>295,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/15/2012	MR
MODEL	10		CONDO RES	LIST	2/12/2008	EST
STYLE	2	1.00	STAND ALONE [100%]	REVIEW	3/13/2023	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	28	CRANBERRY COVE	2.45	+	BAS	L	BASE AREA	264	1941	758.02	200,116
STYLE	78	28-CRANBERRY CV	1.00	C	BAS	L	BASE AREA	160	2011	758.02	121,283
VIEW/LOC	1	NONE	1.00	D	WDK	N	WOOD DECK	28		33.89	949
HVAC	9	WARM/CL AIR	1.01	E	PTA	N	PATIO	240		12.90	3,096
END/MIDDLE	0		1.00								



YEAR BLT	1941	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	424	DETAIL ADJ	2.474	COMPLEX	28	CRANBERRY COVE	2.45
\$NLA(RCN)	\$785	OVERALL	1.000	STYLE	78	28-CRANBERRY CV	1.00
				VIEW/LOC	1	NONE	1.00
				HVAC	9	WARM/CL AIR	1.01
				END/MIDDLE	0		1.00

TOTAL RCN	332,644	CONDITION ELEM	CD
INTERIOR			V
KITCHEN			G
BATHS			G
EXTERIOR			G
EFF.YR/AGE	2000 / 23		
COND	7.7%		
FUNC	0		
ECON	0		
DEPR	7% GD	93	
RCNLD		\$309,400	