

Key: 14078

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.377

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
HOAR KARA 20 HANCOCK AVENUE MEDFORD, MA 02155		126-12-14078	3667 MAIN STREET			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
HOAR KARA		02/28/2022	V	325,000	34935-306	
TICKNER RYAN B & JENNA L		09/01/2020	T	237,500	33221-332	
CULLINAN SEAMUS M & KRIST		04/25/2017	QS	191,000	30442-161	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1086	02/28/2022	15	SALE REVIEW	325,000	03/13/2023	JMG	100	100
	12/08/2021	7	ALTERATIONS	3,000	05/24/2022	TCK	100	100
	09/01/2020	15	SALE REVIEW	237,500	03/08/2021	JMG	100	100
	04/25/2017	15	SALE REVIEW	191,000	06/18/2018	JMG	100	100
973	12/27/2012	7	ALTERATIONS	5,000	08/04/2014	RJM	100	100


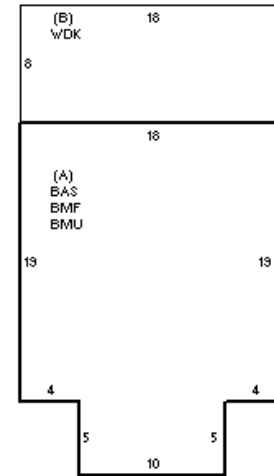
LAND

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	Map 11 Parcel 25 Converted to condos for FY 08 -- Unit			LAND	0	0
St Ind		O	#8 on Plan Book 610/37 -- Exclusive use area shown on			BUILDING	323,100	305,200
Infl		T	Plan Book 620/51 FY 09			DETACHED	0	0
		E				OTHER	0	0
						TOTAL	323,100	305,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/24/2022

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/12/2008	JH
MODEL	10		CONDO RES	LIST	2/12/2008	EST
STYLE	2	1.00	STAND ALONE [100%]	REVIEW	6/10/2022	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS
UNIT 8
BMF= FAM RM, 1/2 BTH (EST)
OUTDOOR SHOWER

G

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	340,063		
NET AREA	392	DETAIL ADJ	2.474	COMPLEX	28	CRANBERRY COVE	2.45	A	BMU	N	BSMT UNF	392		47.60	18,659	CONDITION ELEM	CD		
\$NLA(RCN)	\$868	OVERALL	1.000	STYLE	78	28-CRANBERRY CV	1.00	A	BMF	N	BSMT FIN-ADD	392		12.90	5,057	INTERIOR	A		
				VIEW/LOC	1	NONE	1.00	A	BAS	L	BASE AREA	392	2007	774.66	303,665	KITCHEN	A		
				HVAC	9	WARM/CL AIR	1.01	B	WDK	N	WOOD DECK	144		33.90	4,882	BATHS	A		
				END/MIDDLE	0		1.00									EXTERIOR	A		
																		EFF.YR/AGE	2007 / 16
																		COND	5 5 %
																		FUNC	0
																		ECON	0
																		DEPR	5 % GD 95
																		RCNLD	\$323,100