

Key: 3076

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.271

LEGAL

CURRENT OWNER					PARCEL ID					LOCATION				
FORHAN JEFFREY M & LISA H P O BOX 1887 BREWSTER, MA 02631					76-52-0					46 LEONA TERRACE				
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)						
FORHAN JEFFREY M & LISA H					12/08/2015	QS	428,000	29321-214						
PADO THOMAS J &					09/01/2011	QS	420,000	25658-83						
RICH EDWARD C & CAROL B &					09/29/2006	QS	449,000	21395-142						

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	%
351	04/15/2021	7	ALTERATIONS	20,000	04/20/2022	TCK	100	100
369	06/22/2020	77	SOLAR PANELS	16,660	07/10/2020	TCK	100	100
325	04/10/2019	7	ALTERATIONS	1,500	07/10/2020	TCK	100	100
		12	CYCLICAL NON		05/09/2013	SF	100	100
630	10/26/2005	7	ALTERATIONS	8,500	04/11/2006	JB	100	100

LAND

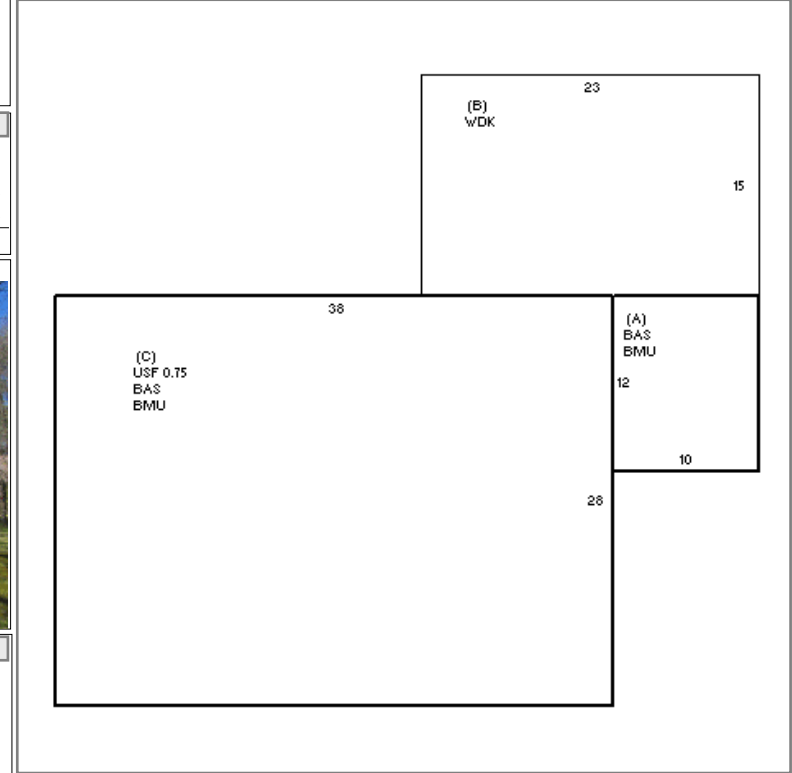
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	15,913	13	1.00	A	1.00	A	1.00	219,200	2.68	A	1.00	R03	1.00									214,330

TOTAL	15,899 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	214,300	202,200
St Ind	AVERAGE		BUILDING	548,900	524,900			
Infl	AVERAGE		DETACHED	900	900			
			OTHER	0	0			
						TOTAL	764,100	728,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	20 0.80 6X8	2001	48	22.94	900	04/20/2022



BLDG COMMENTS
32 SOLAR PANELS
INFO @ DOOR 1/23/2021



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	1/23/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/23/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	4/29/2022	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	703,716																	
NET AREA	1,982	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,184		72.50	85,838																			
\$NLA(RCN)	\$355	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,184	1986	326.00	385,986																			
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	345		50.33	17,365																			
				ROOF COVER	1	ASPH/CMP SH	1.00	C	USF	L	UPPER STORY FIN	798	1986	236.06	188,377																			
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		13,033.90	13,034																			
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		3,100.90	3,101																			
				HEATING/COOL	11	HTWT/CL AIR	1.05																											
				FUEL SOURCE	1	OIL	1.00																											
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