

Key: 4591

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.802

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CURRENT OWNER				PARCEL ID				LOCATION								
HOFFERT ALAN L & IVES JUDITH LEE				100-134-0				87 RED FAWN ROAD								
87 RED FAWN ROAD				BREWSTER, MA 02631				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)			
				HOFFERT ALAN L & IVES JUD		07/26/2017	QS	425,000	30658-169							
				MORRIS SHAWN & VIKKI		04/30/2004	QS	369,900	18534-183							
				BARTALONE BENJAMIN		08/24/1994	F	100	9335-225							
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	41,680	13	1.00	A	1.00	A	1.00	219,200	1.28	A	1.00	R02	1.00		267,980

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	%
23-694	05/30/2023	7	ALTERATIONS	25,107	05/20/2024	TCK	100	100
	07/28/2017	15	SALE REVIEW	425,000	07/17/2018	JMG	100	100
		12	CYCLICAL NON		05/01/2013	SF	100	100

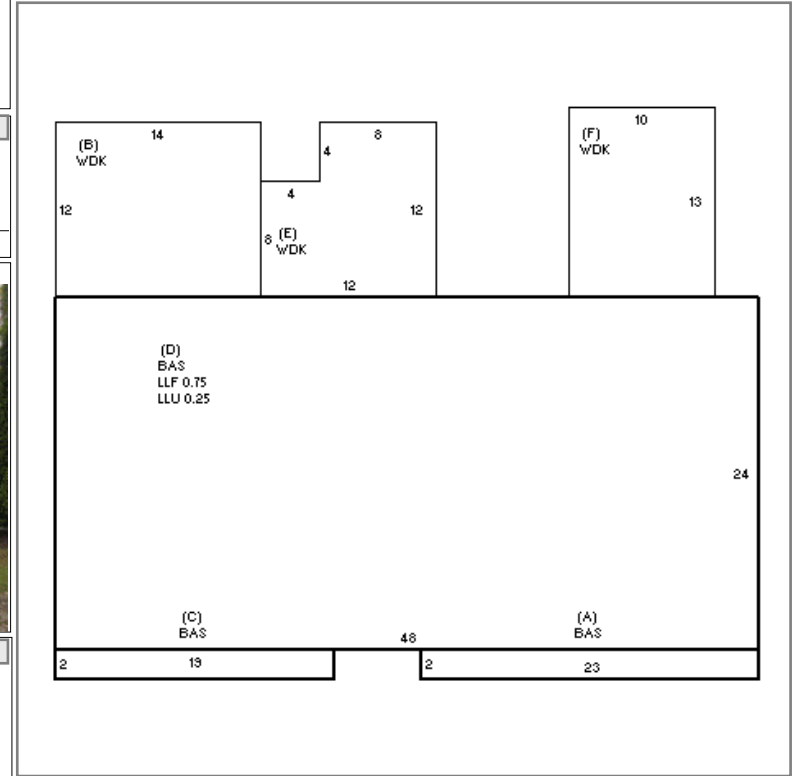
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TOTAL	41,680 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	268,000	252,800
St Ind	AVERAGE		LAND	389,400	367,600			
Infl	AVERAGE		DETACHED	4,200	4,100			
			OTHER	0	0			
						TOTAL	661,600	624,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X10		80	22.01	1,400
PTD	A	1.00	10 0.90 20X20		400	7.65	2,800



BLDG COMMENTS
LLF=EXERCISE RM/2 BEDRM/BATH
INFO @ DOOR (12/11/20)



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BUILDING	CD	ADJ	DESC	MEASURE	12/11/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/11/2020	EST
STYLE	2	0.90	RAISED RNCH [100%]	REVIEW	6/5/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,100	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$221	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	5		1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOL	2	HOT WATER	1.00
FIXTURES	6	\$7,722		FUEL SOURCE	1	OIL	1.00
GARAGE SPACES	0		1.00				
% BSMT FIN	75		1.00				
# 1/2 BATHS	0		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,236	1981	244.04	301,627
+	WDK	N	WOOD DECK	426		38.81	16,532
D	LLU	N	LOWER LEVEL UNF	288		91.48	26,345
D	LLF	L	LOWER LEVEL FIN	864	1981	126.06	108,915
	ODS	O	OUTDOOR SHOWER	1		2,390.90	2,391

TOTAL RCN	463,532	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	G
		KITCHEN	G
		BATHS	V
		HEAT/ELEC	A
EFF.YR/AGE		2001 / 22	
COND	16	%	16 %
FUNC	0		
ECON	0		
DEPR	16	% GD	84
RCNLD			\$389,400