

Key: 4604

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.815

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
WUORIO STEVEN & MARIE L 12 RED FAWN ROAD BREWSTER, MA 02631				99-68-0				12 RED FAWN ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WUORIO STEVEN & MARIE L				11/03/2016	QS	400,000	30062-245					
MARINO DONALD R & DAPHNE				03/31/1992	QS	140,000	7946-236					

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	%
305	04/11/2022	8	YARD ITEMS	2,712	03/07/2023	TCK	100	100
378	06/23/2020	77	SOLAR PANELS	14,500	12/21/2020	TCK	100	100
364	06/18/2020	7	ALTERATIONS	3,000	12/21/2020	TCK	100	100
35	01/15/2020	11	CHANGE OF US	3,000	12/21/2020	TCK	100	100
1053	11/26/2019	7	ALTERATIONS	1,000	07/10/2020	TCK	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	43,010	13	1.00	A	1.00	A	1.00	219,200	1.25	A	1.00	R02	1.00									270,990

TOTAL	43,010 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	271,000	255,700			
St Ind	AVERAGE		BUILDING	489,500	468,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	760,500	724,200			

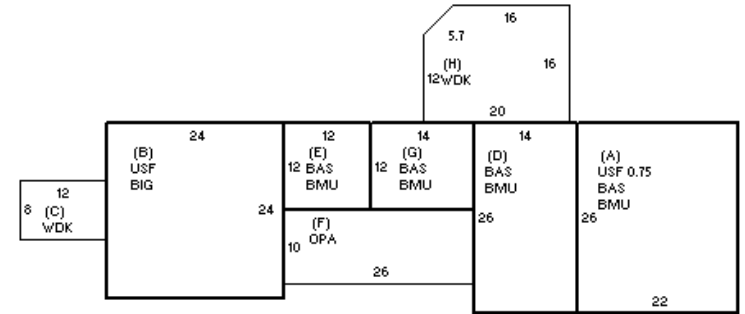
DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/21/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/30/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BLDG COMMENTS  
 IN-LAW APT OVER GARAGE  
 25 SOLAR PANELS  
 INFO @ DOOR (12/21/20)



BUILDING

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	652,730				
NET AREA	2,253	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,248		55.97	69,850	CONDITION ELEM	CD				
\$NLA(RCN)	\$290	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,248	1984	253.90	316,861	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,005	1984	181.63	182,543	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BIG	N	BUILT-IN GARAGE	576		50.12	28,871	KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	408		40.38	16,474	BATHS	A				
				INT FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	260		51.50	13,390	HEAT/ELEC	A				
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	F21	O	FPL 2S 1OP	1			10,455.50	10,456						
				FUEL SOURCE	1	OIL	1.00	KIT	O	XTRA KITCHEN	1			2,235.10	2,235						
																		EFF.YR/AGE	1984 / 39		
																		COND	25 25 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	25	% GD	75
																		RCNLD	\$489,500		