Key: 4607

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,818

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GEISSLER JOYCE L TRUSTEE JOYCE L GEISSLER LIVING TRUST 74 RED FAWN ROAD BREWSTER, MA 02631	99-65-0	74 RED FAWN ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GEISSLER JOYCE L TRUSTEE	05/01/2020	F	100	32873-342
GEISSLER JOYCE L TRUSTEE	03/31/2016	F	1	29547-337
GEISSLER JOYCE L	10/06/1997	H	100	10991-306

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	%
703	09/16/2015	77	SOLAR PANELS	13,000	02/24/2017	NF	100	100
60	02/07/2011	7	ALTERATIONS	3,000	03/07/2012	MR	100	100
NP		12	CYCLICAL NON		01/06/2011	JH	100	100
540	12/28/2009	2	ADD	150,000	01/06/2011	JH	100	100
205	05/26/2009	3	OUT BUILDING	4,295	04/28/2010	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,480	13 1.00	A 1.00	A 1.00	219,200	1.30	A 1.00	R02 1.00			265,650

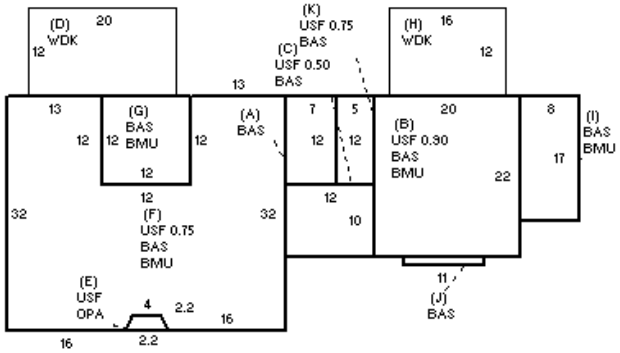
TOTAL	40,480 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	265,700	250,600
BUILDING	704,700	673,400
DETACHED	2,700	2,700
OTHER	0	0
TOTAL	**973,100**	**926,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10X14	2009	140	21.39	2,700

PHOTO 12/11/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/11/2020	TCK
LIST	1/6/2011	JH
REVIEW	2/11/2021	MR

BLDG COMMENTS
WOOD STOVE
INFO @ DOOR (12/10/20)

YEAR BLT	1986	SIZE ADJ	0.980
NET AREA	3,365	DETAIL ADJ	1.000
$NLA(RCN)	$249	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	$15,015
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,326	1986	228.28	302,704
+	BMU	N	BSMT UNFINISHED	1,782		52.64	93,799
+	USF	L	UPPER STORY FIN	1,308	1986	173.74	227,247
+	WDK	N	WOOD DECK	432		40.34	17,425
E	OPA	N	OPEN PORCH	10		51.45	515
G	BAS	L	BASE AREA	144	1986	228.28	32,872
+	BAS	L	BASE AREA	587	2010	228.28	134,003
	F22	O	FPL 2S 2OP	1		12,833.70	12,834
	ODS	O	OUTDOOR SHOWER	1		2,485.00	2,485

TOTAL RCN	838,898
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2001 / 22
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	$704,700