

Key: 4608

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.819

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CURRENT OWNER				PARCEL ID				LOCATION			
GERMAIN MARC A & JOANNE A 96 RED FAWN ROAD BREWSTER, MA 02631				100-133-0				96 RED FAWN ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GERMAIN MARC A & JOANNE A				04/07/2006	QS	412,000	20898-047				
SULLIVAN EILEEN M				05/18/2005	QS	399,000	19834-079				
PARISSE BERARDO A & CLARA				07/05/2001	F	1	14010-238				

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	%
SR22-38	09/19/2022	3	OUT BUILDING	5,498	05/07/2023	NMP	100	100
		18	OWNER REQUES		11/05/2021	JMG	100	100
220	03/27/2020	10	INGROUND POO	70,101	12/11/2020	TCK	100	100
183	03/06/2020	77	SOLAR PANELS	7,450	12/11/2020	TCK	100	100
469	06/09/2017	5	OTHER	3,000	05/23/2018	NF	100	100

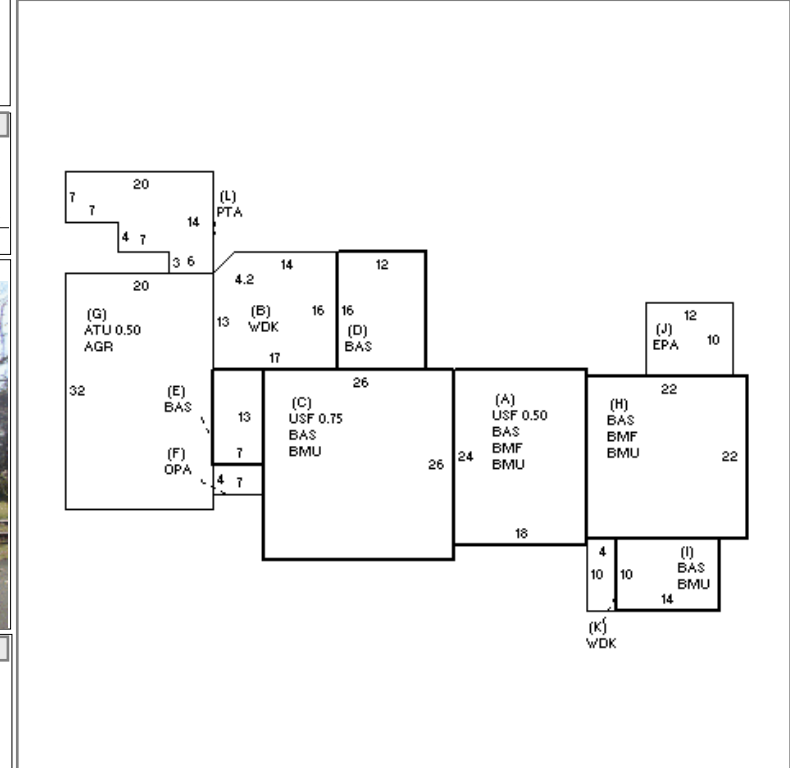
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	39,960	13	1.00	A	1.00	A	1.00	219,200	1.32	A	1.00	R02	1.00			264,490

TOTAL	39,960 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	264,500	249,500			
St Ind	AVERAGE		BUILDING	627,000	592,400			
Infl	AVERAGE		DETACHED	22,800	22,600			
			OTHER	0	0			
			TOTAL	914,300	864,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPV	G	1.20	10 0.90	16X32	2020	512	44.37	20,400
SHF	A	1.00	01 1.00	8X14	2022	112	21.39	2,400



BLDG COMMENTS
 BMF=FAM RM/3 BEDRM/BATH/HALF BATH
 45 SOLAR PANELS
 INFO @ DOOR (12/11/20)



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BUILDING	CD	ADJ	DESC	MEASURE	12/11/2020	TCK
MODEL	1		RESIDENTIAL	LIST	7/31/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	11/5/2021	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	1980	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	774,079
NET AREA	2,738	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,732		49.63	85,957	CONDITION ELEM	CD
\$NLA(RCN)	\$283	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	916		34.54	31,638	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	723	1980	178.37	128,961	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	308		38.03	11,714	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,440	1980	215.24	309,944	BATHS	A
				INT FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	91	2006	215.24	19,586	HEAT/ELEC	A
				HEATING/COOL	14	ELECT BB+AC	1.01	F	OPA	N	OPEN PORCH	28		48.51	1,358		
				FUEL SOURCE	3	ELECTRIC	0.95	G	AGR	N	ATT GARAGE	640		35.96	23,015		
								G	ATU	N	ATTIC UNF	320		51.81	16,579		
								H	BAS	L	BASE AREA	484	2012	215.24	104,175	EFF.YR/AGE	1995 / 28
								J	EPA	N	ENCLOSED PORCH	120		78.10	9,372	COND	19 19 %
								L	PTA	N	PATIO	210		13.88	2,916	FUNC	0
								MST	O	MAS/METAL STACK	2		4,876.70	9,753	ECON	0	
															DEPR	19 % GD	81
															RCNLD		\$627,000