

Key: 4610

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.821

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WHARTON KAREN A KAREN A WHARTON 2018 LIVING TRUST 136 RED FAWN ROAD BREWSTER, MA 02631				100-131-0				136 RED FAWN ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHARTON KAREN A				09/21/2023	F	1 35994-238					
WHARTON JUSTIN J & KAREN				07/27/2020	QS	550,000 33106-339					
MCQUESTEN FRANK E TRUSTEE				08/01/2011	F	1 25595-291					

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	%
22-1117	01/17/2023	7	ALTERATIONS	15,000	05/20/2024	TCK	100	100
982	10/29/2021	3	OUT BUILDING	1,500	04/14/2022	MR	100	100
806	11/09/2020	7	ALTERATIONS	12,500	12/11/2020	TCK	100	100
770	10/30/2020	7	ALTERATIONS	3,100	12/11/2020	TCK	100	100
724	10/22/2020	77	SOLAR PANELS	18,000	12/11/2020	TCK	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	52,490	13	1.00	A	1.00	A	1.00	219,200	1.10	A	1.00	R02	1.00		290,840

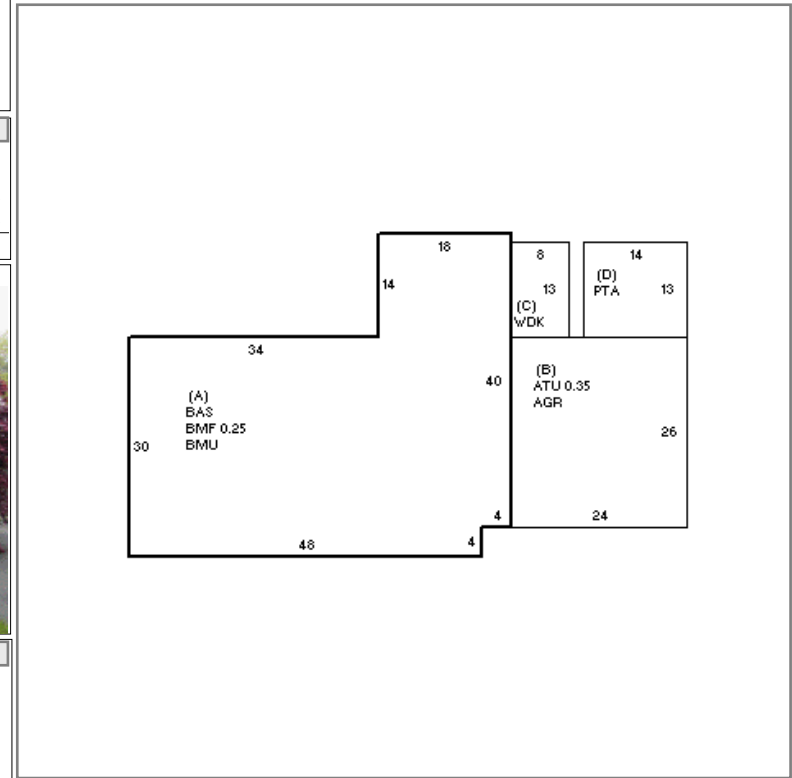
TOTAL	1.205 Acres		ZONING	RL	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		NOTE FY22 Adjust SF per Plan Bk 275 Pg 32					LAND	290,800	274,400
St Ind	AVERAGE							BUILDING	508,200	465,200
Infl	AVERAGE							DETACHED	3,100	3,100
								OTHER	0	0
TOTAL								802,100	742,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90 IRR 12X12		144	9.00	1,200
SHF	A	1.00	10 0.90 8X12	2021	96	22.01	1,900

PHOTO 06/05/2024

BLDG COMMENTS

BMF= EXERCISE RM
(INSP 5/20/2024)
INFO @ DOOR (12/11/20)
30 SOLAR PANELS



BUILDING	CD	ADJ	DESC	MEASURE	12/11/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/11/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	6/5/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,796	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,796		51.66	92,790
\$NLA(RCN)	\$333	OVERALL	1.010	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH	449		40.74	18,291
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,796	2003	239.01	429,255
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	624		37.44	23,360
				FLOOR COVER	1	HARDWOOD	1.00	B	ATU	N	ATTIC UNF	218		53.93	11,757
				INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	104		39.59	4,118
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	D	PTA	N	PATIO	182		15.26	2,777
				FUEL SOURCE	1	OIL	1.00	F11	O		FPL 1S 1OP	1		7,713.40	7,713

TOTAL RCN	597,939	
CONDITION ELEM CD		
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE 2003 / 20		
COND	15 15 %	
FUNC	0	
ECON	0	
DEPR	15 % GD	85
RCNLD	\$508,200	