Key: 4611

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,822

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HARKINSON DANIEL & MCCARLEY CAROLINE 180 RED FAWN ROAD BREWSTER, MA 02631	100-130-0	180 RED FAWN ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HARKINSON DANIEL & MCCARL	01/10/2020	P	215,000	32612-54
PEARSON MURIEL J	08/22/1995	QS	54,000	9807-105

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

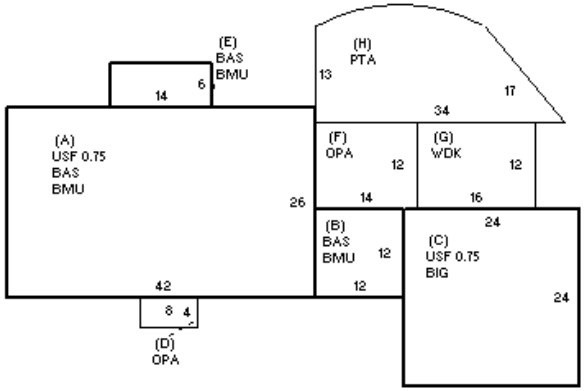
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SR22-15	07/07/2022	3	OUT BUILDING	6,750	04/12/2023	MR	100	100
831	09/13/2021	7	ALTERATIONS	6,000	04/14/2022	TCK	100	100
555	06/15/2021	77	SOLAR PANELS	48,000	04/14/2022	TCK	100	100
616	09/15/2020	1	NEW CONSTRUC	700,000	04/14/2022	TCK	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	47,040	13 1.00	A 1.00	A 1.00	219,200	1.18	A 1.00	R02 1.00			279,300

TOTAL	1.080 Acres	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE	Street Number 180 per FD 8/6/2020		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	279,300	263,500
BUILDING	821,200	783,900
DETACHED	3,000	3,000
OTHER	0	0
TOTAL	**1,103,500**	**1,050,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	10X14	2022	140	21.39	3,000

PHOTO 04/14/2022

BLDG COMMENTS

31 SOLAR PANELS
INFO @ DOOR 4/14/22

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/23/2021	NF
LIST	4/14/2022	EST
REVIEW	4/28/2022	MR

YEAR BLT	2020	SIZE ADJ	0.990
NET AREA	2,571	DETAIL ADJ	1.000
$NLA(RCN)	$329	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	13	$21,294
GARAGE SPACES	2	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	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,320		67.78	89,472
+	BAS	L	BASE AREA	1,320	2020	307.48	405,879
+	USF	L	UPPER STORY FIN	1,251	2020	210.61	263,475
C	BIG	N	BUILT-IN GARAGE	576		60.70	34,965
+	OPA	N	OPEN PORCH	200		62.37	12,474
G	WDK	N	WOOD DECK	192		48.90	9,388
H	PTA	N	PATIO	417		15.87	6,616
	ODS	O	OUTDOOR SHOWER	1		3,012.50	3,013

TOTAL RCN	846,575

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2020 / 3		
COND	3 3 %		
FUNC	0		
ECON	0		
DEPR	3	% GD	97
RCNLD	$821,200		