Key: 4612

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,823

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PEARSON GREGORY C & WALLACE MARY M 206 RED FAWN ROAD BREWSTER, MA 02631	100-129-0	206 RED FAWN ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PEARSON GREGORY C &	04/01/1987	XX		5642-129

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

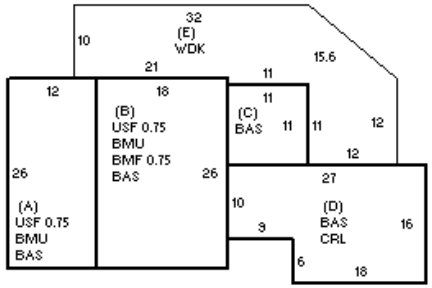
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
505	08/07/2020	7	ALTERATIONS	3,014	12/11/2020	TCK	100	100
		12	CYCLICAL NON		04/30/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	46,174	13 1.00	A 1.00	A 1.00	219,200	1.20	A 1.00	R02 1.00			277,800

TOTAL	1.060 Acres	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	277,800	262,100
BUILDING	405,900	388,700
DETACHED	900	900
OTHER	0	0
TOTAL	**684,600**	**651,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X10		80	22.01	900

PHOTO 12/11/2020

BLDG COMMENTS

BMF=FAMILY RM
INFO @ DOOR (12/11/20)

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	12/11/2020	EST
REVIEW	2/11/2021	MR

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,864	DETAIL ADJ	1.000
$NLA(RCN)	$302	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,920
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	1,279	1978	258.83	331,038
+	BMU	N	BSMT UNFINISHED	780		65.42	51,027
+	USF	L	UPPER STORY FIN	585	1978	195.01	114,082
B	BMF	N	BSMT FINISH	351		42.35	14,866
D	CRL	N	BSMT CRAWL	378		31.88	12,052
E	WDK	N	WOOD DECK	535		41.16	22,021
	MST	O	MAS/METAL STACK	1		5,278.40	5,278
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN 563,819

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

EFF.YR/AGE 1978 / 45

COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72

RCNLD $405,900