

Key: 4613

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.824

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KANAGA CHRISTOPHER W TRUSTEE STONERIDGE REALTY TRUST PO BOX 236 ORLEANS, MA 02653				100-128-0				256 RED FAWN ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KANAGA CHRISTOPHER W TRUS				11/15/2021	F	1 34662-268					
RODERICK PETER J & ZURLIN				01/03/1986	XX	52,000 4869-223					

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 %
429	08/22/2011	8	YARD ITEMS	1,015	03/07/2012	MR	100 100
288	06/07/2011	2	ADD	45,000	03/07/2012	MR	100 100
186	04/20/2011	7	ALTERATIONS	12,500	03/07/2012	MR	100 100
		12	CYCLICAL NON		12/29/2003	TG	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	33,430	13	1.00	A	1.00	A	1.00	219,200	1.49	A	1.00	R02	1.00			250,860

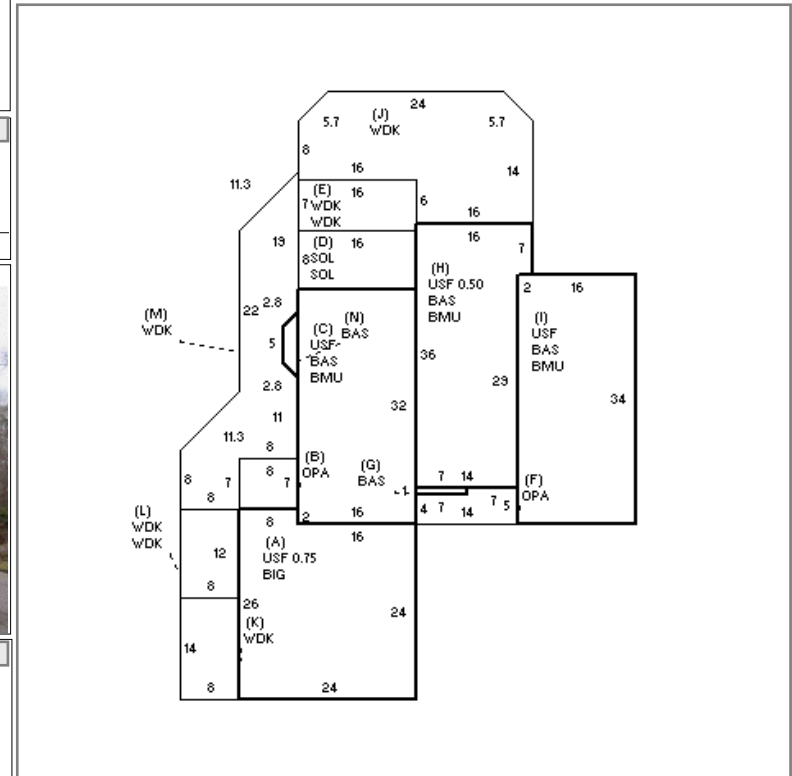
TOTAL	33,430 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	250,900	236,700
St Ind	AVERAGE		LAND	811,600	776,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,062,500</b>	<b>1,013,300</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
# ON HOUSE IS 238



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/14/2020	TCK
MODEL	1		RESIDENTIAL	LIST	3/7/2012	MR
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	2/11/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.980
NET AREA	3,354	DETAIL ADJ	1.000
\$NLA(RCN)	\$318	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
FIXTURES	12	\$19,266
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	592		58.90	34,868
EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,759	1986	186.18	327,495
ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	119		60.52	7,201
ROOF COVER	1	ASPH/CMP SH	1.00	+	BMU	N	BSMT UNFINISHED	1,574		63.70	100,256
FLOOR COVER	1	HARDWOOD	1.00	D	SOL	N	SOLARIUM	128		140.52	17,986
INT FINISH	2	DRYWALL	1.00	D	SOL	N	SOLARIUM	128		140.52	17,986
HEATING/COOL	2	HOT WATER	1.00	+	WDK	N	WOOD DECK	1,354		47.44	64,239
FUEL SOURCE	1	OIL	1.00	+	BAS	L	BASE AREA	1,595	1986	292.37	466,333
					F21	O	FPL 2S 1OP	1		12,285.80	12,286

TOTAL RCN	1,067,917
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF. YR/AGE	1986 / 37
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76

RCNLD	\$811,600
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