Key: 4614

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,825

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOGAN DEREK J & JENNIFER M TRUSTEES D & J HOGAN REALTY TRUST 583 EAST 8TH STREET BOSTON, MA 02127	100-127-0	302 RED FAWN ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HOGAN DEREK J & JENNIFER	09/27/2021	F	100	34510-265
HOGAN DEREK J & JENNIFER	01/20/2016	QS	368,000	29401-70
STEWART RICHARD S & SUSAN	05/22/1989	QS	148,500	6745-139

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	%
23-926	08/29/2023	2	ADD	10,000	05/20/2024	TCK	0	0
1153	12/09/2016	7	ALTERATIONS	37,000	02/24/2017	NF	100	100
556	06/22/2016	7	ALTERATIONS	3,995	02/24/2017	NF	100	100
		12	CYCLICAL NON		04/30/2013	SF	100	100
171	04/04/1997	2	ADD	1,900	06/18/1998	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,000	13 1.00	A 1.00	A 1.00	219,200	1.25	A 1.00	R02 1.00			270,980

TOTAL	43,000 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	271,000	255,700
BUILDING	341,500	326,900
DETACHED	0	0
OTHER	0	0
TOTAL	**612,500**	**582,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/05/2024

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/21/2020	TCK
LIST	12/21/2020	EST
REVIEW	6/5/2024	EMZ

BLDG COMMENTS

LLF=FAM RM/HALF BATH
INFO @ DOOR (12/21/20)

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,002	DETAIL ADJ	1.000
$NLA(RCN)	$227	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,400
GARAGE SPACES	0	1.00
% BSMT FIN	75	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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	286		92.40	26,426
A	LLF	L	LOWER LEVEL FIN	858	1984	127.33	109,251
A	BAS	L	BASE AREA	1,144	1984	253.90	290,456
B	WDK	N	WOOD DECK	224		39.20	8,781
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	455,366
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1984 / 39		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	$341,500		