

Key: 4622

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.833

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CUCCI ANTHONY S ROTOLO PALMA 20 COLONIAL AVENUE WALTHAM, MA 02453				100-122-0				197 RED FAWN ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CUCCI ANTHONY S				06/25/2010	QS	415,000	24640-169				
DERATANY PATRICE D & DAVI				06/15/2005	F	1	19936-312				
MCDONALD PATRICE D &				12/28/2004	A	1	19380-276				

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	%
937	11/05/2018	7	ALTERATIONS	80,000	07/10/2020	TCK	100	100
4	05/01/1980	12	CYCLICAL NON		05/01/2013	SF	100	100
		1	NEW CONSTRUC				100	100

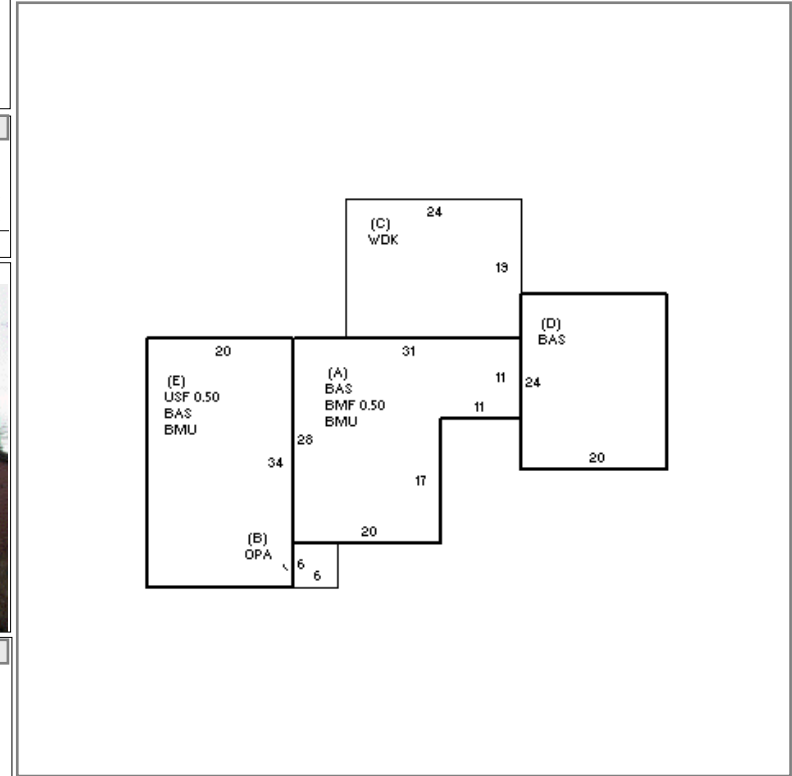
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,100	13	1.00	A	1.00	A	1.00	208,240	1.31	5	0.95	R02	1.00		251,510

TOTAL	40,100 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	ESMT	LAND		251,500	237,300	
St Ind	AVERAGE			BUILDING		645,700	617,400	
Infl	AVERAGE			DETACHED		2,000	2,000	
				OTHER		0	0	
TOTAL				TOTAL		899,200	856,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	20 0.80 8X12		96	26.41	2,000



BLDG COMMENTS
BMF=FR (PER MLS)



BUILDING	CD	ADJ	DESC	MEASURE	12/11/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/11/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/11/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,181	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,361		72.76	99,026
\$NLA(RCN)	\$375	OVERALL	1.030	EXT COVER	15	LOGS	1.00	A	BMF	N	BSMT FINISH	341		54.01	18,417
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,361	1985	310.26	422,263
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	36		66.95	2,410
				FLOOR COVER	2	SOFTWOOD	1.00	C	WDK	N	WOOD DECK	456		52.49	23,935
				INT FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	480	2018	310.26	148,925
				HEATING/COOL	16	FHA+DCTLS AC	1.01	E	USF	L	UPPER STORY FIN	340	1985	248.68	84,553
				FUEL SOURCE	2	GAS	1.00	GFP	O		GAS FIREPLACE	1		4,185.70	4,186
								ODS	O		OUTDOOR SHOWER	1		3,233.70	3,234

TOTAL RCN	817,391
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1992 / 31
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$645,700