Key: 4623

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,834

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WARREN DAVID L & CAROL L 312 OLD KINGS HIGHWAY EAST SANDWICH, MA 02537	100-123-0	229 RED FAWN ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WARREN DAVID L & CAROL L	11/10/1995	QS	32,000	9925-062

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	%
		12	CYCLICAL NON		05/01/2013	SF	100	100
34	01/25/1996	5	OTHER	2,500	03/07/1997	BC	100	100
33	01/25/1996	5	OTHER	50,000	03/07/1997	BC	100	100
19	01/18/1996	5	OTHER	5,000	03/07/1997	BC	100	100

LAND

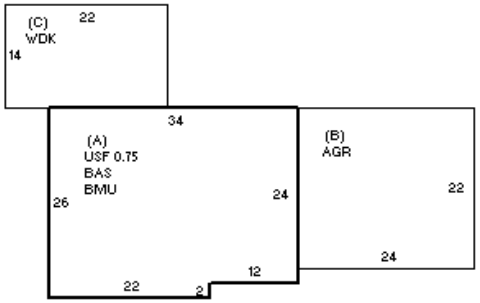
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,100	13 1.00	A 1.00	A 1.00	208,240	1.31	5 0.95	R02 1.00			251,510

TOTAL	40,100 SF	ZONING	RL	FRNT	0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

NOTE: 5 % TOPO ADJ FOR EASEMENT

ASSESSED	CURRENT	PREVIOUS
LAND	251,500	237,300
BUILDING	417,900	399,700
DETACHED	1,900	1,900
OTHER	0	0
TOTAL	**671,300**	**638,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	10X11		110	21.39	1,900

PHOTO 12/11/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [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	1996	SIZE ADJ	1.000
NET AREA	1,505	DETAIL ADJ	1.000
$NLA(RCN)	$343	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$11,669
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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	860		66.20	56,930
A	BAS	L	BASE AREA	860	1996	309.76	266,395
A	USF	L	UPPER STORY FIN	645	1996	206.28	133,049
B	AGR	N	ATT GARAGE	528		43.52	22,980
C	WDK	N	WOOD DECK	308		43.98	13,547
	F21	O	FPL 2S 1OP	1		11,389.40	11,389

TOTAL RCN 515,960

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

EFF.YR/AGE 1996 / 27

COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81

RCNLD $417,900