

Key: 4625

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.836

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|--|--|--|--|--|--|--|-------------------|----|------------|--------------|--|
| TSOURIKOVA JULIA & FEDOTOV ALEXEI 9 HUNTERS LANE NATICK, MA 01760 | | | | 100-125-0 | | | | 273 RED FAWN ROAD | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | TSOURIKOVA JULIA & MANCINI RONALD D & SUSAN | | | | 09/18/2018 | QS | 585,000 | 31536-63 | |
| | | | | MANCINI RONALD D & SUSAN | | | | 02/02/2016 | F | 1 | 29430-238 | |
| | | | | MANCINI RONALD & SUSAN M | | | | 09/14/1981 | XX | 18,000 | 3364-344 | |

| 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 | % |
| 382 | 09/18/2018 | 15 | SALE REVIEW | 585,000 | 06/07/2019 | JMG | 100 | 100 |
| 660 | 05/30/2012 | 7 | ALTERATIONS | 3,597 | 02/11/2013 | MR | 100 | 100 |
| | 12/16/2008 | 2 | ADD | 200,000 | 04/28/2010 | JH | 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 | 55,321 | 13 | 1.00 | A | 1.00 | A | 1.00 | 208,240 | 1.07 | 5 | 0.95 | R02 | 1.00 | | 281,970 |

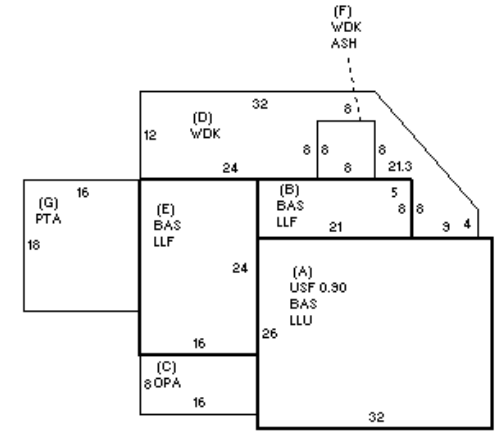
DETACHED

| TOTAL | 1.270 Acres | | ZONING | RL | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-------------|--|------------------|-------|-----------|---------|----------|---------|----------|
| Nbhd | NBHD 13 | | N O T E | ESMT | LAND | 282,000 | 266,000 | | |
| St Ind | AVERAGE | | | LAND | BUILDING | 740,700 | 699,500 | | |
| Infl | AVERAGE | | | LAND | DETACHED | 1,300 | 1,300 | | |
| | | | | LAND | OTHER | 0 | 0 | | |
| | | | | TOTAL | 1,024,000 | 966,800 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 25 0.75 8 X 10 | | 80 | 22.01 | 1,300 |



| BLDG COMMENTS |
|---------------|
| |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 12/14/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/14/2020 | EST |
| STYLE | 5 | 1.05 | COLONIAL [100%] | REVIEW | 2/11/2021 | MR |
| QUALITY | A+ | 1.20 | AVG + [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1982 | SIZE ADJ | 0.990 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 871,446 |
|------------|-------|------------|-------|--------------|----|-------------|------|---|------|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA | 2,685 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | LLU | N | LOWER LEVEL UNF | 832 | | 106.70 | 88,772 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$325 | OVERALL | 1.080 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 832 | 1982 | 316.27 | 263,136 | EXTERIOR | G |
| | | | | ROOF SHAPE | 6 | SALTBOX | 1.00 | A | USF | L | UPPER STORY FIN | 749 | 1982 | 235.88 | 176,677 | INTERIOR | G |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | LLF | L | LOWER LEVEL FIN | 552 | 1982 | 175.47 | 96,862 | KITCHEN | G |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | BAS | L | BASE AREA | 552 | 2008 | 316.27 | 174,581 | BATHS | A |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | C | OPA | N | OPEN PORCH | 128 | | 64.15 | 8,212 | HEAT/ELEC | G |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | + | W/DC | N | WOOD DECK | 512 | | 50.29 | 25,751 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F | ASH | N | ATT SHED | 64 | | 35.88 | 2,297 | | |
| | | | | | | | | G | PTA | N | PATIO | 288 | | 18.36 | 5,287 | | |
| | | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 13,024.10 | 13,024 | | |

| EFF.YR/AGE | 2003 / 20 | |
|------------|-----------|---------|
| COND | 15 | 15 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 15 | % GD 85 |
| RCNLD | \$740,700 | |