

Key: 4627

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.838

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
LEONARD PAUL J SR & DONNA M (LIFE ESTATE)		101-143-0		307 RED FAWN ROAD	
307 RED FAWN ROAD BREWSTER, MA 02631		TRANSFER HISTORY		DOS	T
		LEONARD PAUL J SR & DONNA		04/17/2019	F
		LEONARD PAUL J SR & DONNA		10/27/1993	QS
SALE PRICE	BK-PG (Cert)				
10	31958-26				
131,800	8855-223				

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 %
997	12/12/2022	7	ALTERATIONS	3,000	05/20/2024	TCK	100 100
845	12/01/2006	2	ADD	6,600	07/31/2007	JH	100 100
		12	CYCLICAL NON		12/29/2003	TG	100 100
319	05/23/2002	2	ADD	2,000	05/16/2003	TN	100 100
289	05/18/1994	3	OUT BUILDING	3,000	01/01/1995	RD	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	54,014	13	1.00	A	1.00	A	1.00	208,240	1.08	5	0.95	R02	1.00		279,230

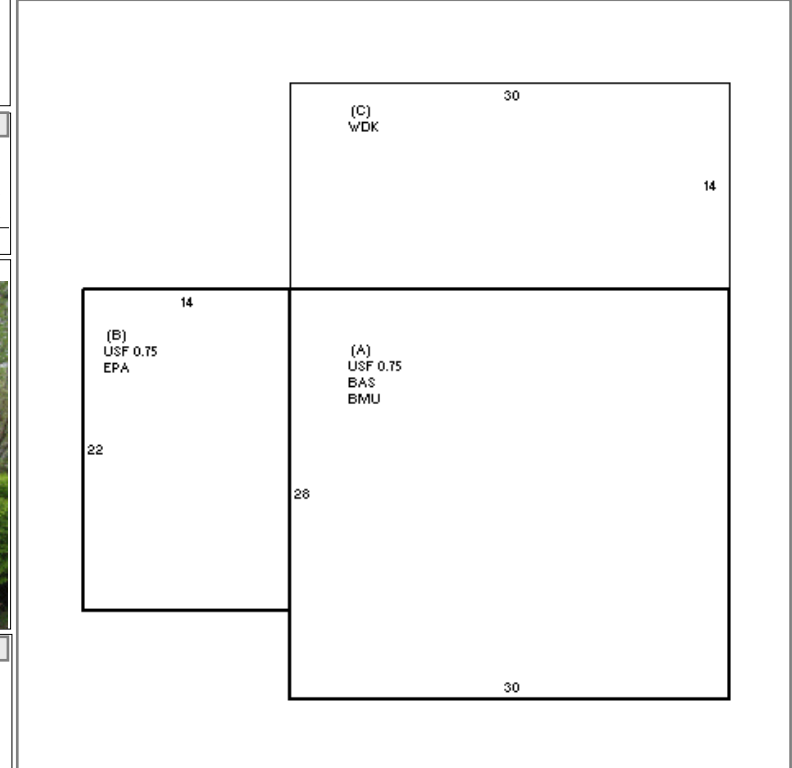
TOTAL	1.240 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	ESMT	LAND	279,200	263,400		
St Ind	AVERAGE		LAND BUILDING	388,000	366,400			
Infl	AVERAGE		DETACHED	8,600	8,500			
			OTHER	0	0			
				TOTAL	675,800	638,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	A	1.00	50 0.50	19X20+12X12	524	30.18	7,900
SHF	A	1.00	50 0.50	8X8	1994	22.01	700



BUILDING	CD	ADJ	DESC	MEASURE	12/22/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/22/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/5/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	510,507	
NET AREA	1,701	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	840		60.18	50,551	CONDITION ELEM	CD	
\$NLA(RCN)	\$300	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	840	1982	281.60	236,545	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	630	1982	185.61	116,935	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	B	EPA	N	ENCLOSED PORCH	308		69.79	21,497	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.00	B	USF	L	UPPER STORY FIN	231	2002	185.61	42,877	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	420		39.98	16,793	HEAT/ELEC	A	
				HEATING/COOL	2	HOT WATER	1.00		BMG	O	BSMT GARAGE	1		4,535.90	4,536			
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354			
										ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463		



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$7,956
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$388,000