

Key: 5196

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.417

LEGALS

LAND

DETACHED

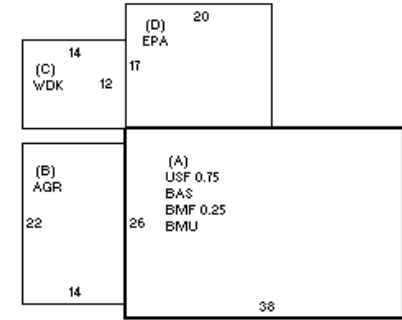
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
FEDGE BONNIE & LAURA COTRUSTEES LESLIE FEDGE 2022 IRREVOCABLE TRUST 28 BRIARCLIFF LANE BREWSTER, MA 02631				86-24-0				28 BRIARCLIFF LANE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FEDGE BONNIE & LAURA COTR				10/06/2022	F		35410-53					
FEDGE LESLIE				07/29/2020	DC		2044-6					
FEDGE THOMAS E & LESLIE				05/23/1974	XX		2044-6					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,340	13	1.00	A	1.00	A	1.00	R03	1.00		240,530

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	%
23-468	04/20/2023	7	ALTERATIONS	20,300	05/24/2024	TCK	100	100
379	05/02/2022	7	ALTERATIONS	50,000	03/16/2023	TCK	100	100
		14	CYCLICAL GRO		02/08/2021	TCK	100	100
40	01/15/2015	7	ALTERATIONS	3,850	06/19/2015	MW	100	100
978	11/24/2014	7	ALTERATIONS	5,000	06/19/2015	MW	100	100

TOTAL	28,340 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	240,500	226,900
St Ind	AVERAGE		BUILDING	409,600	391,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>650,100</b>	<b>618,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/8/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/8/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/6/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
BMF=FAM RM  
INFO AT DOOR (2/8/2021)

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	538,888		
NET AREA	1,729	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	988		60.18	59,458	CONDITION ELEM	CD		
\$NLA(RCN)	\$312	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	247		41.14	10,162	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	988	1974	271.54	268,286	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	741	1974	187.52	138,956	KITCHEN	V		
				FLOOR COVER	3	W/W CARPET	1.00	B	AGR	N	ATT GARAGE	308		43.08	13,269	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	168		39.99	6,718	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00	D	EPA	N	ENCLOSED PORCH	340		69.80	23,730				
				FUEL SOURCE	1	OIL	1.00	F21	O	O	FPL 2S 1OP	1		10,354.00	10,354				
																		EFF.YR/AGE	1985 / 38
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$409,600