

Key: 5984

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.208

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
LEVIN KENNETH & ANDREA N TRTES 96 RUN HILL ROAD REALTY TRUST 15 WALDEN STREET NEWTONVILLE, MA 02460		35-36-0		96 RUN HILL ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LEVIN KENNETH & ANDREA N		03/08/2012	F	100	26142-99
LEVIN KENNETH & ANDREA N		03/08/2012	F	100	26142-77
LEVIN KENNETH &		12/06/2010	F	100	25062-185

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	%
498	11/25/2009	2	ADD		01/04/2011	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	A	1.00	A	1.00	372,640	1.00	A	1.00	PF3	1.70		515,690
300	A	0.193	12	1.00	A	1.00	A	1.00	20,400	1.00	A	1.00	PF3	1.70		3,940

TOTAL	1.570 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	519,600	490,200			
St Ind	AVERAGE		BUILDING	487,800	460,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,007,400	950,900			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

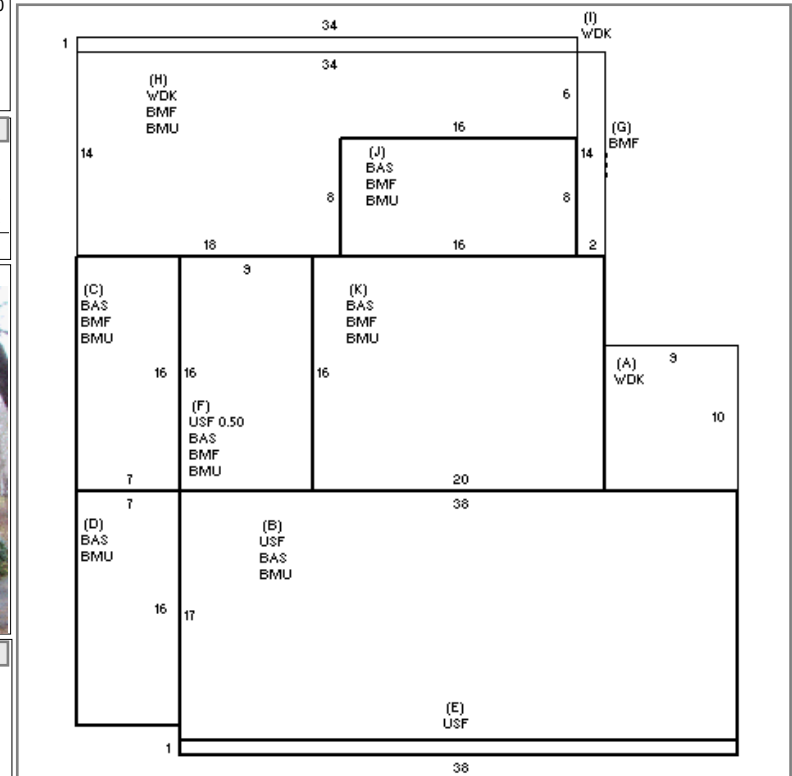


BLDG COMMENTS	BMF=FMR,2 BDRM,BATH
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/15/2018	NF
MODEL	1		RESIDENTIAL	LIST	7/7/2018	NF
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	12/23/2019	MR
QUALITY	A	1.00	AVG [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	2,218	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	WDK	N	WOOD DECK	472		35.67	16,837
\$NLA(RCN)	\$275	OVERALL	0.910	EXT COVER	2	CLAPBOARD	1.00	+	BMU	N	BSMT UNFINISHED	1,810		45.37	82,117
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,350	1985	219.83	296,769
				ROOF COVER	1	ASPH/CMP SH	1.00	C	BAS	L	BASE AREA	112	1985	219.83	24,621
				FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UPPER STORY FIN	756	1985	167.30	126,480
				INT FINISH	2	DRYWALL	1.00	+	BMF	N	BSMT FINISH	1,080		31.00	33,484
				HEATING/COOL	14	ELECT BB+AC	1.01		BMG	O	BSMT GARAGE	1		4,046.80	4,047
				FUEL SOURCE	3	ELECTRIC	0.95		F22	O	FPL 2S 2OP	1		11,349.50	11,350
									ODS	O	OUTDOOR SHOWER	1		2,197.70	2,198



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CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	3	1.00
FIXTURES	10	\$11,830
GARAGE SPACES	1	1.00
% BSMT FIN	50	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	609,731
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$487,800