

Key: 6119

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.353

LELAND

CURRENT OWNER				PARCEL ID				LOCATION								
KANGAS MARK S & KAREN L 257 LELAND ROAD BREWSTER, MA 02631				23-19-0				257 LELAND ROAD								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
KANGAS MARK S & KAREN L				03/23/2012	QS	466,094	(196614)									
ANDERSON CHRISTOPHER & POLIMER JANET				10/19/2007	A	1	(184400)									
				08/26/2002	H	100	(166369)									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	19,200	12	1.00	12F	1.00	A	1.00	333,184	2.29	20	0.80	PF4	1.90		336,500

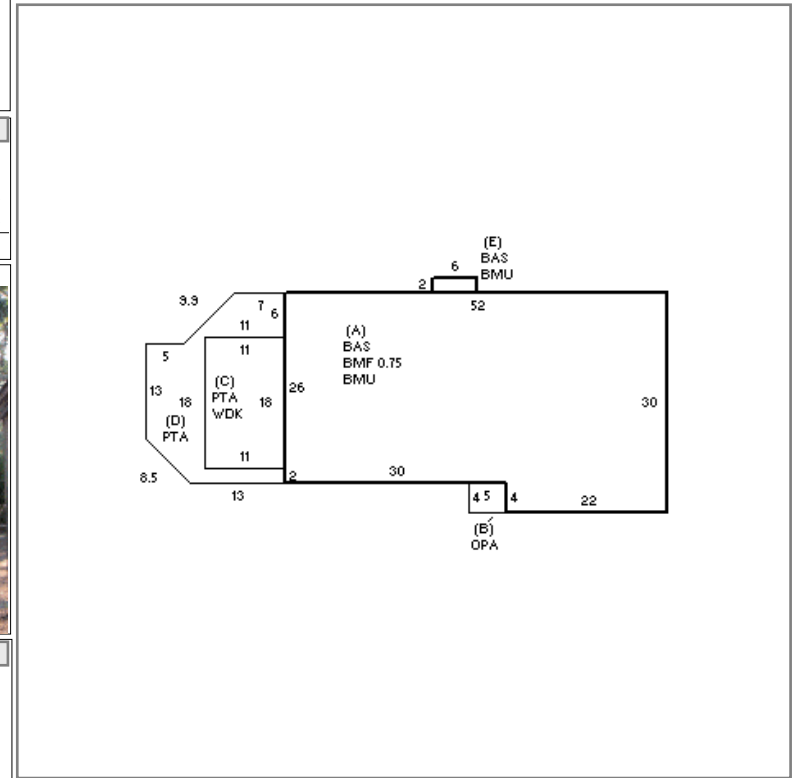
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
898	10/19/2015	7	ALTERATIONS		05/10/2016	WFF	100	100
2	01/02/2015	3	OUT BUILDING	3,000	05/10/2016	WFF	100	100
393	05/02/2013	5	OTHER		06/15/2015	MW	100	100
7	01/04/2013	7	ALTERATIONS	150,000	08/14/2014	RJM	100	100
357	05/18/2012	7	ALTERATIONS	500	01/28/2013	SF	100	100

LELAND

TOTAL	19,210 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE ESMT/TOPO				LAND	336,500	317,500
St Ind	LELAND/CRANE		BUILDING	499,300	471,800			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
						TOTAL	838,100	791,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2014	120	21.39	2,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/12/2017	NF
MODEL	1		RESIDENTIAL	LIST	1/15/2008	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	11/16/2017	TD
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
WALK OUT BASEMENT -- + 1 FIX

BUILDING

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	573,902			
NET AREA	1,452	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,452		60.79	88,261	CONDITION ELEM	CD			
\$NLA(RCN)	\$395	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	1,080		39.35	42,498	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,452	1979	279.01	405,128	INTERIOR	G			
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	20		57.75	1,155	KITCHEN	G			
				FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	198		45.28	8,965	BATHS	V			
				INT FINISH	2	DRYWALL	1.00	C	PTA	N	PATIO	198		17.45	3,455	HEAT/ELEC	V			
				HEATING/COOL	11	HTWT/CL AIR	1.05	D	PTA	N	PATIO	219		16.53	3,620					
				FUEL SOURCE	2	GAS	1.00		MST	O	MAS/METAL STACK	1		5,806.20	5,806					
																		EFF.YR/AGE	2007 / 16	
																		COND	13 13 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	13 % GD 87	
																		RCNLD	\$499,300	