

Key: 6262

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.495

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VIDANO MARIA F ETAL TRUSTEES RED TOP TRUST 43 DEDHAM STREET SHARON, MA 02067				13-80-0				321 RED TOP ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VIDANO MARIA F ETAL TRUST				08/15/2022	F	1 (230787)					
TAN HOOI SING &				06/30/2022	QS	995,000 (230400)					
WEINSTEIN DEBRA F &				05/25/2010	QS	589,000 (191485)					

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	%
484	06/30/2022	16	MLS REVIEW	995,000	05/25/2023	JMG	100	100
737	08/10/2004	2	CYCLICAL GRO		11/09/2017	NF	100	100
136	12/05/2003	10	ADD	1,000	04/25/2005	JB	100	100
	03/15/2000	2	INGROUND POO	40,000	04/25/2005	JB	100	100
		2	ADD	25,000	06/14/2001	SJM	100	100

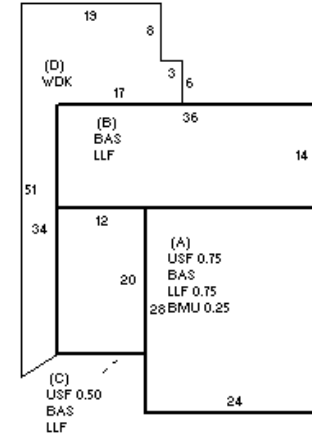
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	60,000	12	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00							
300	A	0.793	12	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00							
TOTAL												2.170 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NBHD 12		NOTE	LAND		312,900	295,200											
St Ind		AVERAGE			BUILDING		637,300	609,000											
Infl		AVERAGE			DETACHED		30,400	30,100											
					OTHER		0	0											
				TOTAL		980,600	934,300												

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	20 0.80 20X40	2004	800	32.01	20,500
SHF	A	1.00	20 0.80 8X12	2004	96	22.01	1,700
SHF	A	1.00	20 0.80 8X12	2004	96	22.01	1,700
PTD	A	1.00	20 0.80 40X30	2004	1,200	6.75	6,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/9/2017	NF
MODEL	1		RESIDENTIAL	LIST	4/25/2005	JB
STYLE	4	1.02	CAPE [100%]	REVIEW	5/25/2023	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1992	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	758,709				
NET AREA	3,288	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	168		77.10	12,953	CONDITION ELEM	CD				
\$NLA(RCN)	\$231	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	912	1992	278.64	254,121	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	624	1992	212.06	132,326	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00	+	LLF	L	LOWER LEVEL FIN	1,248	2004	135.99	169,719	KITCHEN	G				
				FLOOR COVER	2	SOFTWOOD	1.00	B	BAS	L	BASE AREA	504	2000	278.64	140,435	BATHS	A				
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	462		45.21	20,889	HEAT/ELEC	A				
				HEATING/COOL	11	HTWT/CL AIR	1.05	F21	O	FPL 2S 1OP	1		11,708.80	11,709							
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1		2,785.60	2,786							
																		EFF.YR/AGE	2001 / 22		
																		COND	16 16 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	16	% GD	84
																		RCNLD	\$637,300		