Key: 6436

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.667

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOHNSON JEFFREY M 328 RED TOP ROAD BREWSTER, MA 02631	13-72-0	328 RED TOP ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSON JEFFREY M	10/23/2015	QS	260,000	(207730)
WYMAN CHARLES B	04/06/2007	A	1	(182765)
WYMAN CHARLES B & ELIZABE	03/31/1993	QS	119,900	(129696)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

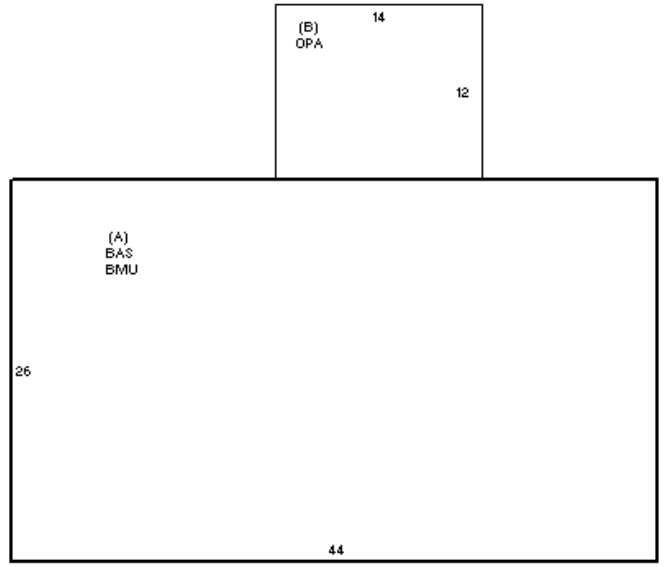
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
375	06/06/2006	7	ALTERATIONS	4,980			100	100
406	07/03/2003	7	ALTERATIONS	1,958			100	100
134	04/27/1990	2	ADD	3,500	03/13/1991		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,210	12 1.00	A 1.00	A 1.00	219,200	2.20	A 1.00	RM3 1.00			223,260

TOTAL	20,210 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	223,300	210,600
BUILDING	267,000	255,700
DETACHED	0	0
OTHER	0	0
TOTAL	**490,300**	**466,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/09/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/9/2017	NF
LIST	1/9/2008	JH
REVIEW	12/14/2017	TD

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$320	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,410
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,144		53.64	61,364
A	BAS	L	BASE AREA	1,144	1980	241.20	275,933
B	OPA	N	OPEN PORCH	168		47.50	7,980
	BMG	O	BSMT GARAGE	2		2,938.85	5,878
	F11	O	FPL 1S 1OP	1		7,255.20	7,255

TOTAL RCN	365,820

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1980 / 43		
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD			$267,000