

Key: **6593**

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.820

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION										
KAUKAS JOHN W III & SUSAN LARKIN CO-TRUSTEES 78 OLD RED TOP ROAD BREWSTER, MA 02631		12-72-0	78 OLD RED TOP ROAD										
		TRANSFER HISTORY		DOS	T	SALE PRICE		BK-PG (Cert)					
		KAUKAS JOHN W III & KAUKAS JOHN W III & CONRAGAN ARAM K JR & SYLV		03/04/2019 03/02/2012 10/10/2000	F QS QS	100 437,500 215,000		31869-261 26126-287 13289-038					


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	%	
23-1053	11/17/2023	7	ALTERATIONS	350,000	06/05/2024	TCK	20	50	
730	10/22/2020	2	ADD	104,000	03/23/2023	TCK	100	100	
150	03/17/2015	7	ALTERATIONS	82,000	05/06/2016	WFF	100	100	
245	04/11/2012	7	ALTERATIONS	2,900	01/29/2013	SF	100	100	
608	09/07/2006	7	ALTERATIONS	6,600	07/16/2007	JH	100	100	

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	16,380	12	1.00	A	1.00	A	1.00	372,640	2.61	A	1.00	PF3	1.70		366,190

TOTAL	16,380 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	366,200	345,500			
St Ind	AVERAGE		BUILDING	625,800	518,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL			992,000	863,700				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/14/2024
									

BUILDING	CD	ADJ	DESC	MEASURE	11/14/2017	NF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	7/16/2007	JH	EXTRA SINK -LLF
STYLE	1	1.00	RANCH [100%]	REVIEW	6/14/2024	EMZ	
QUALITY	A	1.00	AVG [100%]				
FRAME	1	1.00	WD FRAME [100%]				

BUILDING

YEAR BLT	1971	SIZE ADJ	0.990
NET AREA	2,992	DETAIL ADJ	1.000
\$NLA(RCN)	\$216	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	10	\$13,650
GARAGE SPACES	0	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLF	L	LOWER LEVEL FIN	1,424	1971	120.11	171,031
+	BAS	L	BASE AREA	1,424	1971	251.11	357,584
B	BAS	L	BASE AREA	144	2023	251.11	36,160
C	WDK	N	WOOD DECK	288		40.75	11,736
E	LLU	N	LOWER LEVEL UNF	336		96.05	32,272
E	AGR	N	ATT GARAGE	336		43.91	14,753
	F11	O	FPL 1S 1OP	1		7,938.70	7,939

TOTAL RCN	645,124
CONDITION ELEM CD	
EXTERIOR	E
INTERIOR	E
KITCHEN	E
BATHS	E
HEAT/ELEC	E
EFF.YR/AGE 2023 / 0	
COND	0 0 %
FUNC	3 UC
ECON	0
DEPR	3 % GD 97
RCNLD	\$625,800

