Key: 1003

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,113

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCGURK KEVIN J & HOLLY A TRUSTEES MCGURK LIVING TRUST 101 LINNELL LANDING ROAD BREWSTER, MA 02631	102-61-0	101 LINNELL LANDING ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCGURK KEVIN J & HOLLY A	08/31/2022	F	1	35338-219
MCGURK KEVIN J & HOLLY A	12/01/2014	QS	712,500	28540-255
GOLINI BENJAMIN H TRUSTE	08/06/2004	F	100	18914-166

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	%
		5	OTHER		05/19/2020	JMG	100	100
752	10/02/2015	7	ALTERATIONS	9,000	04/18/2016	WFF	100	100
618	07/26/2013	7	ALTERATIONS	3,300	08/08/2014	RJM	100	100
50	02/01/2011	7	ALTERATIONS	2,507	03/01/2012	MR	100	100
NP		12	CYCLICAL NON		06/26/2007	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	12,286	7 1.00	A 1.00	A 1.00	767,200	3.35	A 1.00	BAV 3.50			724,330

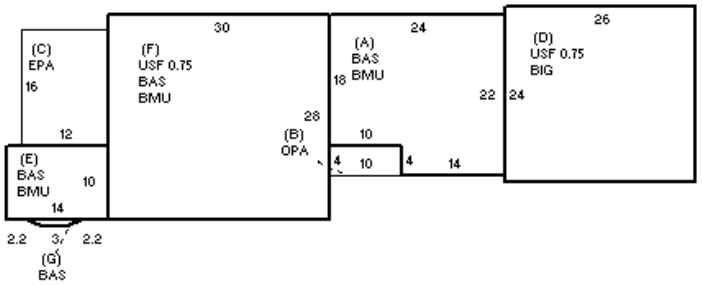
TOTAL	12,286 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 7	NOTE	Sq ft changed per Plan Book 393/71 6-24-05cc		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	724,300	683,400
BUILDING	594,400	568,800
DETACHED	2,300	2,300
OTHER	0	0
TOTAL	**1,321,000**	**1,254,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	15 0.85	8X16	2007	128	21.39	2,300

PHOTO 01/26/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/26/2021	NF
LIST	6/26/2007	JH
REVIEW	3/1/2021	MR

YEAR BLT	1988	SIZE ADJ	0.990
NET AREA	2,571	DETAIL ADJ	1.000
$NLA(RCN)	$300	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	$16,045
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,468		58.46	85,817
B	OPA	N	OPEN PORCH	40		55.54	2,222
C	EPA	N	ENCLOSED PORCH	192		84.95	16,310
D	BIG	N	BUILT-IN GARAGE	624		52.83	32,964
+	USF	L	UPPER STORY FIN	1,098	1988	195.88	215,076
+	BAS	L	BASE AREA	1,473	1988	268.33	395,252
	MST	O	MAS/METAL STACK	1		5,583.90	5,584
	ODS	O	OUTDOOR SHOWER	1		2,682.50	2,683

TOTAL RCN	771,950

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

EFF.YR/AGE	1988 / 35		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$594,400