

Key: 13068

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.208

LEG
A
L

L
A
N
D

CURRENT OWNER		PARCEL ID	LOCATION			
MCGRATH JAMES R & LYNNE A 204 CRANVIEW ROAD BREWSTER, MA 02631		20-14-13068	204 CRANVIEW ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MCGRATH JAMES R & LYNNE A		02/11/2000	A	1	12829-181	
MCGRATH JAMES R TRUSTEE		02/11/2000	F	1	12829-150	
MCGRATH JAMES R & LYNNE A		12/03/1999	A	1	12704-334	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
441	05/12/2021	3	OUT BUILDING	4,000	05/24/2022	TCK	100	100
694	10/15/2020	7	ALTERATIONS	25,000	05/24/2022	TCK	100	100
385	06/25/2020	10	INGROUND POO	65,000	12/30/2020	NF	100	100
		14	CYCLICAL GRO		12/13/2017	NF	100	100
155	03/17/2015	7	ALTERATIONS	1,400	05/09/2016	WFF	100	100

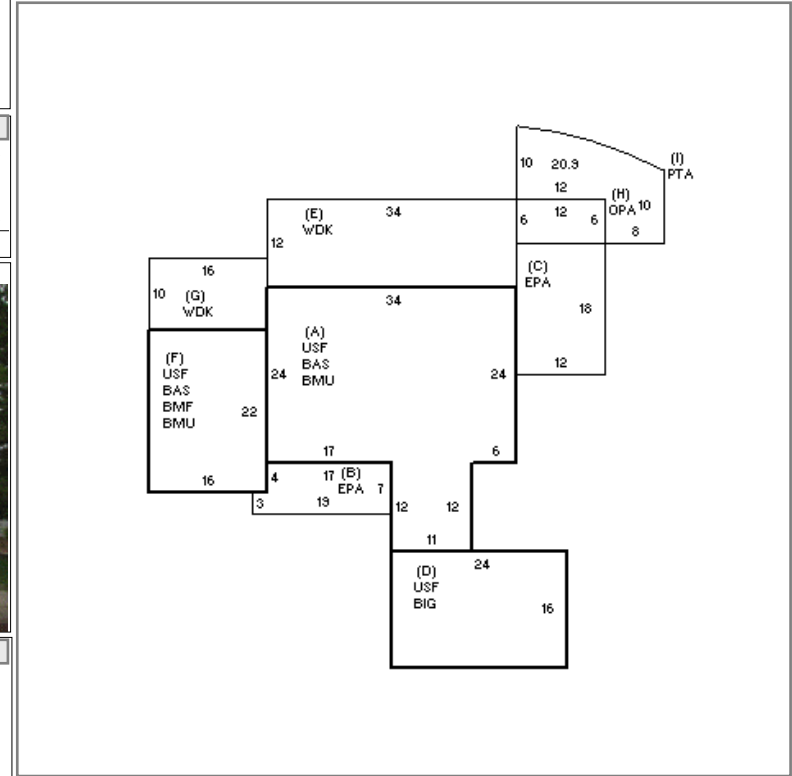
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		N				LAND	0	0
St Ind		O				BUILDING	832,300	794,400
Infl		T				DETACHED	104,000	103,200
		E				OTHER	0	0
		NORTHERN BOUNDARY HAS UNCLER TITLE-- SURVEY FOR F/Y 2001-- PORTION OF THIS PARCEL (LOT 2) ON PLAN BOOK 553/41 COMBINED W/M51 LOT 18-7 FOR F/Y 2001--M51/16 CHANGED TO CONDOS FOR F/Y 2002 -- UNIT 1 ON PLAN BOOK 555/15 (CONDO MASTER PLAN)				TOTAL	936,300	897,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 14 X 12	2001	168	20.77	3,100
GZB	G	1.20	01 1.00 8X4		32	43.80	1,400
OPA	A	1.00	30 0.70 8X16		128	17.25	1,500
GFL	V	1.50	01 1.00 IRREG		784	81.30	63,700
IPG	G	1.20	01 1.00 16X32	2020	512	62.96	32,200
SHF	A	1.00	01 1.00 8X12	2021	96	22.01	2,100



BLDG COMMENTS
OUTDOOR SHOWER-2ND BLDG LISTED IN DETACHED



D
E
T
A
C
H
E
D

BUILDING	CD	ADJ	DESC	MEASURE	7/16/2007	JH
MODEL	10		CONDO RES	LIST	3/20/2008	JH
STYLE	2	1.00	STAND ALONE [100%]	REVIEW	6/10/2022	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	N/A [100%]			

B
U
I
L
D
I
N
G

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	904.659		
NET AREA	2,984	DETAIL ADJ	0.959	COMPLEX	25	CRANVIEW	0.95	+	BMU	N	BSMT UNF	1,300		52.36	68,068	CONDITION ELEM	CD		
\$NLA(RCN)	\$303	OVERALL	1.000	STYLE	62	25-CRANVIEW RD.	1.00	+	BAS	L	BASE AREA	1,300	1999	248.85	323,503	INTERIOR	A		
				VIEW/LOC	1	NONE	1.00	+	USF	L	UPPER STORY	1,684	1999	248.85	419,060	KITCHEN	A		
				HVAC	9	WARM/CL AIR	1.01	+	EPA	N	EN. PORCH	341		76.12	25,957	BATHS	A		
				END/MIDDLE	0		1.00	D	BIG	N	BUILT-IN GARAGE	384		57.42	22,500	EXTERIOR	A		
								+	WDK	N	WOOD DECK	568		37.29	21,181				
								F	BMF	N	BSMT FIN-ADD	352		14.19	4,995				
								H	OPA	N	OPEN PORCH	72		45.54	3,279				
								I	PTA	N	PATIO	202		14.19	2,867				
																		EFF.YR/AGE	1999 / 24
																		COND	8 8 %
																		FUNC	0
																		ECON	0
																		DEPR	8 % GD 92
																		RCNLD	\$832,300