

Key: 149

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 159

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCDONALD MARTHA & D BRUCE TRUSTEES				50-69-0				41 GRAHAM ROAD				
40 LITTLE COVE CIRCLE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
WEST DENNIS, MA 02670				MCDONALD MARTHA & D BRUCE				12/26/1995	A	100	9986-125	

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	%
238	03/28/2016	7	ALTERATIONS	1,515	01/31/2017	NF	100	100
260	05/20/1999	5	OTHER	5,000	06/08/2000	LB	100	100
598	11/09/1998	1	NEW CONSTRUC	135,000	04/01/1999	JB	100	100
597	11/09/1998	6	DEMO	2,500	04/01/1999	JB	100	100

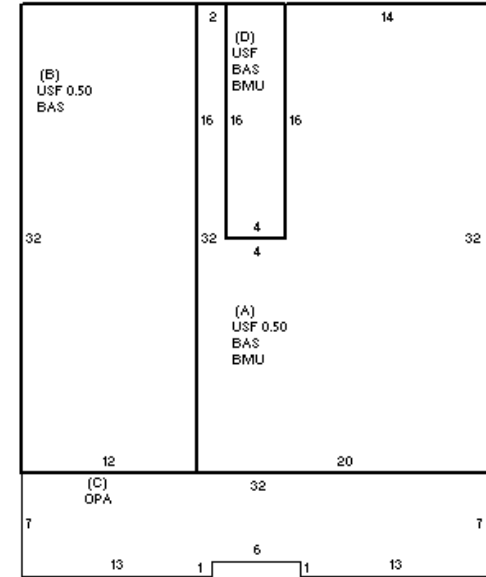
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,950 3	1.00	3A	1.00	A	1.00	876,800	7.70	A	1.00	BA+ 4.00	767,040

TOTAL	4,950 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE	LAND		767,000	723,700		
St Ind	BREWSTER PARK		BUILDING		475,800	454,700		
Infl	AVERAGE		DETACHED		6,300	6,100		
			OTHER		0	0		
				TOTAL	1,249,100	1,184,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60 18X12		216	36.79	4,800
SHF	A	1.00	40 0.60 8X10		80	22.01	1,100
SHF	A	1.00	50 0.50 6 X 6		36	22.94	400



BUILDING	CD	ADJ	DESC	MEASURE	10/7/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/1/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	10/21/2020	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	1,568	DETAIL ADJ	1.000
\$NLA(RCN)	\$361	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$10,343
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	640		82.62	52,874
+	USF	L	UPPER STORY FIN	544	1998	246.27	133,971
+	BAS	L	BASE AREA	1,024	1998	346.47	354,786
C	OPA	N	OPEN PORCH	218		66.30	14,453

TOTAL RCN	566,428	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	2001 / 22	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$475,800	