Key: 1639

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.782

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCGINNIS MARJORIE A & ALLARD JOHN C 2484 MAIN STREET BREWSTER, MA 02631	78-98-0	2484 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCGINNIS MARJORIE A & ALL	07/10/2017	U	256,000	30619-121
BOWKER ELEANOR J TRUSTEE	08/18/2010	DC		24762-22
BOWKER ELEANOR J	09/23/2005	F	1	20289-22

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

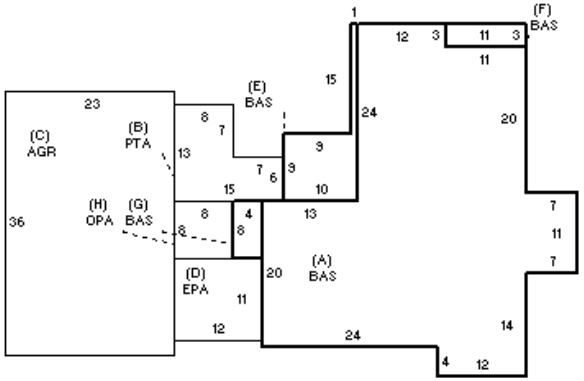
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1238	01/10/2024	7	ALTERATIONS	3,500			0	0
256	03/22/2019	2	ADD	30,000	04/03/2023	TCK	100	100
	07/10/2017	15	SALE REVIEW	256,000	07/16/2018	JMG	100	100
308	06/08/2004	7	ALTERATIONS	2,600	12/06/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,125	10 1.00	A 1.00	A 1.00	219,200	2.40	A 1.00	R03 1.00			218,930

TOTAL	18,125 SF	ZONING	RM	FRNT	1
Nbhd	NBHD 10	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	218,900	206,600
BUILDING	278,000	262,500
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**498,100**	**470,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	60 0.40	6X8		48	22.94	400
SHF	A 1.00	60 0.40	6X15		90	22.01	800

PHOTO 05/19/2022

BLDG COMMENTS

INTERIOR EST PER PLANS (7/29/20)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	7/15/2020	NF
LIST	12/6/2007	JH
REVIEW	5/5/2023	MR

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,534	DETAIL ADJ	1.000
$NLA(RCN)	$270	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,231
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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,364	1960	223.94	305,447
B	PTA	N	PATIO	146		14.74	2,152
C	AGR	N	ATT GARAGE	828		34.36	28,451
D	EPA	N	ENCLOSED PORCH	132		74.62	9,850
+	BAS	L	BASE AREA	170	2019	223.94	38,069
H	OPA	N	OPEN PORCH	64		46.35	2,966
	BMU	N	BSMT UNFINISHED	220		61.97	13,633
	F11	O	FPL 1S 1OP	1		7,079.50	7,080

TOTAL RCN	414,878

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

EFF.YR/AGE	1967 / 56	
COND	33	33 %
FUNC	0	
ECON	0	
DEPR	33	% GD 67
RCNLD		$278,000