

Key: 1982

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.135

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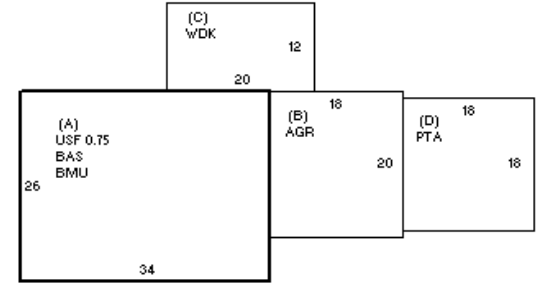
CURRENT OWNER				PARCEL ID				LOCATION				
NAGAR AVI & LISA JANE MCGARRY 344 VINTON STREET MELROSE, MA 02176				57-57-0				740 LOWER ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NAGAR AVI & LISA JANE MCG				07/02/2020	QS	520,000	33041-248					
MURPHY CHRISTOPHER J &				11/18/2011	QS	425,000	25852-272					
TURRO EDWARD G &				09/11/1998	QS	185,000	11693-015					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,692	11 1.00	A 1.00	A 1.00	372,640	1.55	A 1.00	R07			420,470

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	%
629	07/09/2021	3	OUT BUILDING	7,000	04/29/2022	TCK	100	100
97	01/29/2021	7	ALTERATIONS	1,000	02/17/2021	NF	100	100
	07/02/2020	15	SALE REVIEW	520,000	02/09/2021	JMG	100	100
61	01/31/2012	7	ALTERATIONS	22,000	01/30/2013	MR	100	100
629	11/01/2011	7	ALTERATIONS	6,000	03/23/2012	MR	100	100

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TOTAL	31,692 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE				LAND	420,500	396,700
St Ind	AVERAGE		LAND	358,100	342,800			
Infl	AVERAGE		DETACHED	2,600	2,500			
			OTHER	0	0			
						TOTAL	781,200	742,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 01 1.00	10X12	2021	120	21.39	2,600



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BUILDING	CD	ADJ	DESC	MEASURE	2/17/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/17/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/20/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	490,508		
NET AREA	1,547	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BMU	N	BSMT UNFINISHED	884		61.95	54,764	CONDITION ELEM	CD		
\$NLA(RCN)	\$317	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	884	1964	289.88	256,258	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	663	1964	193.04	127,986	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	360		43.44	15,640	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	240		41.16	9,878	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	324		14.19	4,598	HEAT/ELEC	A		
				HEATING/COOL	9	WARM/CL AIR	1.03	F21	O	FPL 2S 1OP	1			10,658.60	10,659				
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1			2,535.80	2,536				
																		EFF.YR/AGE	1979 / 44
																		COND	27 27 %
																		FUNC	0
																		ECON	0
																		DEPR	27 % GD 73
																		RCNLD	\$358,100