Key: 206

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 220

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCDONNELL MARIE T TRUSTEE ET AL THE MCDONNELL FAMILY TRUST 15 CAPE LANE BREWSTER, MA 02631	49-128-0	72 CENTER STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCDONNELL MARIE T TRUSTEE	12/26/2019	J	337,533	32579-144
MCDONNELL MARIE T & ROSE	12/26/2019	H		32579-139
MCDONNELL ROBERT F	06/01/1999	DC		12307-12

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	%
189	03/09/2020	7	ALTERATIONS	80,000	12/15/2020	NF	100	100
837	09/23/2013	7	ALTERATIONS	7,000	08/06/2014	RJM	100	100
800	12/03/2007	7	ALTERATIONS	5,000	09/25/2008	JH	100	100
666	11/20/1995	2	ADD	25,000	03/01/1997	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,220	3 1.00	3A 1.00	A 1.00	767,200	2.03	A 1.00	BAV 3.50			795,850

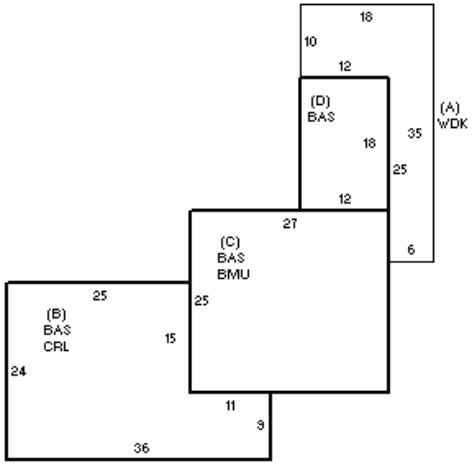
TOTAL	22,220 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 3	NOTE	REAR STRIP TO BREW. CONS TRST.		
St Ind	BREWSTER PARK				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	795,900	750,800
BUILDING	377,300	356,100
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**1,174,400**	**1,108,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X10		80	22.01	1,200

PHOTO 12/15/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/8/2018	NF
LIST	4/10/2018	NF
REVIEW	1/20/2021	MR

BLDG COMMENTS
GENERATOR
HATCH TO ATTIC

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,590	DETAIL ADJ	1.000
$NLA(RCN)	$312	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,095
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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	330		41.16	13,583
B	CRL	N	BSMT CRAWL	699		29.72	20,771
B	BAS	L	BASE AREA	699	1950	253.65	177,300
C	BMU	N	BSMT UNFINISHED	675		65.42	44,158
+	BAS	L	BASE AREA	891	1950	253.65	226,001
	F11	O	FPL 1S 1OP	1		8,018.90	8,019
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	496,462
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	A

EFF.YR/AGE	1985 / 38		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$377,300