

Key: 2115

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.267

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION				
MCLELLAN LINDA P C/O LEDUC MARC R & ASHLEY B 39 VINE BROOK ROAD MEDFIELD, MA 02052		49-28-0	28 SANDBAR LANE				
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		LEDUC MARC R & ASHLEY B		07/18/2024	QS	1,500,000	36474-322
		MCLELLAN LINDA P		01/08/1992	A	100	7827-345
		MCLELLAN THOMAS C & LINDA		03/29/1991	QS	240,000	7480-159

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	%
819	09/10/2021	7	ALTERATIONS	31,867	04/27/2022	TCK	100	100

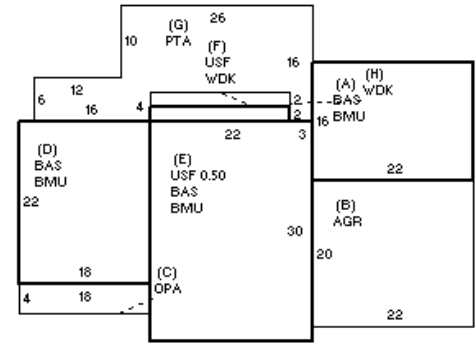
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE								
100	S	15,930	2	1.00	2-A	1.00	A	1.00			767,200	2.67	A	1.00	R19	3.50				750,290

TOTAL	15,930 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE				LAND	750,300	707,900
St Ind	SALTWORKS		BUILDING	430,300	412,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,180,600	1,120,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/27/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/27/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/4/2022	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	597,661
NET AREA	1,776	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,408		59.05	83,140		
\$NLA(RCN)	\$337	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,408	1978	271.04	381,627		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	440		45.46	20,001		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	72		56.10	4,039		
				FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UPPER STORY FIN	368	1978	208.38	76,684		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	76		43.98	3,342		
				HEATING/COOL	2	HOT WATER	1.00	G	PTA	N	PATIO	412		14.27	5,880		
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 10P	1		8,568.70	8,569		
									ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710		

CONDITION	ELEM	CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE 1978 / 45		
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD \$430,300		