

Key: 216

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 230

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MACMILLAN DANIEL A JR & MACMILLAN JANICE M 46 LANTERN LANE ARLINGTON, MA 02174		49-115-0		87 CENTER STREET	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MACMILLAN DANIEL A JR &		05/24/1996	QS	155,000	10218-256

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 %
187	05/15/2009	7	CYCLICAL GRO ALTERATIONS	8,900	03/15/2018	NF	100 100
636	11/26/2008	7	ALTERATIONS	2,400	04/08/2010	JH	100 100
NP		12	CYCLICAL NON		03/09/2009	JH	100 100
					08/29/2007	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,100 3	1.00	3A 1.00	A 1.00	767,200	7.48	A 1.00	BAV 3.50			672,260

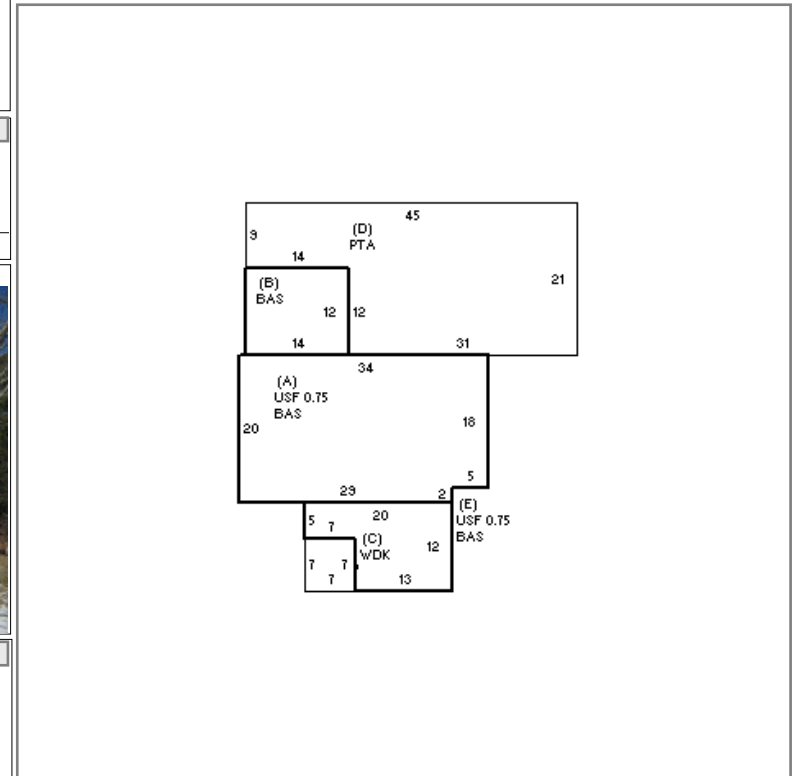
TOTAL	5,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE	LAND	672,300	634,200			
St Ind	BREWSTER PARK		BUILDING	327,200	313,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	999,500	947,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/15/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/15/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/20/2019	MR
QUALITY	A	1.00	AVG [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
NET AREA	1,675	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,029	1978	274.35	282,310
\$NLA(RCN)	\$264	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	646	1978	193.04	124,704
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	49		41.17	2,017
				ROOF COVER	1	ASPH/CMP SH	1.00	D	PTA	N	PATIO	777		12.52	9,729
				FLOOR COVER	3	W/W CARPET	1.00		CPC	O	CAPE CELLAR	1		6,090.00	6,090
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,658.60	10,659
				HEATING/COOL	9	WARM/CL AIR	1.03		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536
				FUEL SOURCE	1	OIL	1.00								



CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	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

TOTAL RCN	442,141
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1981 / 42
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$327,200