

Key: 225

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 238

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MCWALTER MAURICE JR & MCWALTER PATRICIA T 101 ROBBINS HILL ROAD BREWSTER, MA 02631		49-63-0		101 ROBBINS HILL ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCWALTER MAURICE JR &		03/12/1979	XX		2889-251

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 %

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	14,025	2	1.00	A	1.00	A	1.00	767,200	2.98	A	1.00	R12	3.50			736,620

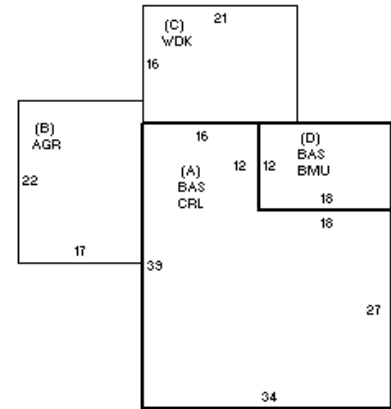
TOTAL	14,025 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE	LAND	736,600	556,000			
St Ind	AVERAGE		BUILDING	270,600	259,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,007,200	815,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/7/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/2/2018	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	12/19/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	1,326	DETAIL ADJ	1.000
\$NLA(RCN)	\$314	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,800	
GARAGE SPACES	1	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	BSMT CRAWL	1,110		25.65	28,469
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,326	1964	246.50	326,859
ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	374		41.38	15,475
ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	336		39.20	13,171
FLOOR COVER	1	HARDWOOD	1.00	D	BMU	N	BSMT UNFINISHED	216		66.85	14,439
INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,637.00	7,637
HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	416,265
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1964 / 59
COND	35 35 %
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$270,600