

Key: 2628

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.796

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
MCGRATH DOROTHEA B TRUSTEE C/O DEMAGGIO KAREN A SUCCESSOR TRUSTEE 82 HERRING BROOK LANE BREWSTER, MA 02631										36-2-0				99 HERRING BROOK LANE			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
DEMAGGIO KAREN A SUCCESSO										01/02/2024	DC		(210181)				
MCGRATH DOROTHEA B TRUSTEE										09/15/2021	DC		(210181)				
MCGRATH THOMAS J & DOROTH										07/21/2016	F		(210181)				

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	%
23-1224	12/14/2023	7	ALTERATIONS	6,000	06/06/2024	TCK	100	100
523	09/21/2011	1	NEW CONSTRUC	15,000	02/06/2013	SF	100	100
62	02/18/2004	2	ADD	58,860	05/16/2005	JB	100	100
642	11/29/1998	2	ADD	7,500	05/19/1999	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	12M	1.00	A	1.00	252,080	1.00	A	1.00	R06	1.15		348,850
300	A	1.123	12	1.00	12M	1.00	A	1.00	13,800	1.00	A	1.00	R06	1.15		15,500

DETACHED

TOTAL	2.500 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		NOTE				LAND	364,400	343,700
St Ind	STONYBROOK						BUILDING	483,000	451,400
Infl	AVERAGE						DETACHED	7,700	7,600
							OTHER	0	0
							TOTAL	855,100	802,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X8		64	22.01	700
STB	+	1.10	10 0.90 16X24	2011	384	20.13	7,000

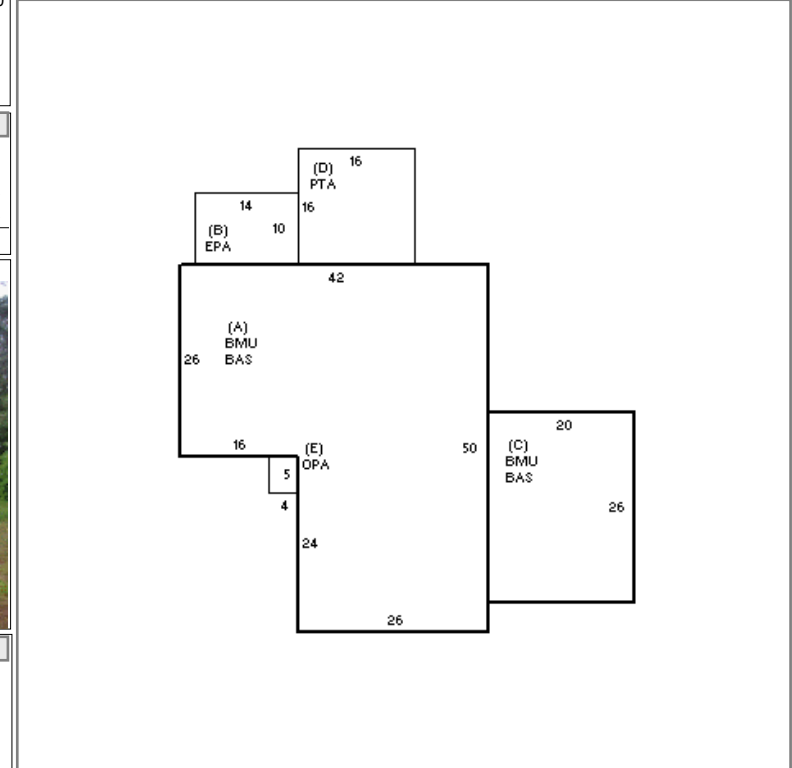
PHOTO 06/14/2024



BUILDING	CD	ADJ	DESC	MEASURE	2/6/2013	JB
MODEL	1		RESIDENTIAL	LIST	5/16/2005	JB
STYLE	1	1.00	RANCH [100%]	REVIEW	6/14/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	670,839
NET AREA	2,236	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	1,716	1969	234.27	402,014		
\$NLA(RCN)	\$300	OVERALL	0.960	EXT COVER	1	WD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	2,236		48.47	108,385		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	140		85.01	11,901		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	BAS	L	BASE AREA	520	2004	234.27	121,822		
				FLOOR COVER	1	HARDWOOD	1.00	D	PTA	N	PATIO	256		15.11	3,868		
				INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	20		52.80	1,056		
				HEATING/COOL	14	ELECT BB+AC	1.01	F11	O	O	FPL 1S 1OP	1		8,064.70	8,065		
				FUEL SOURCE	3	ELECTRIC	0.95										



CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1977 / 46	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72

RCNLD	\$483,000
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