Key: 2791

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,958

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
APGAR JOSHUA F & COURTNEY MCCOLLUM 121 SWAMP ROAD BREWSTER, MA 02631	48-73-0	121 SWAMP ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
APGAR JOSHUA F & COURTNEY	10/21/2021	QS	1,400,000	34590-211
MCQUEEN KATHLEEN TRUSTEE	09/28/2018	F	1	31564-159
MCQUEEN KATHLEEN	08/18/2015	S	369,000	29081-260

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	%
	10/21/2021	16	MLS REVIEW	1,400,000	06/02/2022	JMG	100	100
		14	CYCLICAL GRO		02/19/2021	NF	100	100
	09/28/2018	15	SALE REVIEW	1	06/27/2019	JMG	100	100
NP		12	CYCLICAL NON		12/05/2007	JH	100	100
721	12/09/2002	2	ADD	100,000	03/23/2012	MR	100	100

LAND

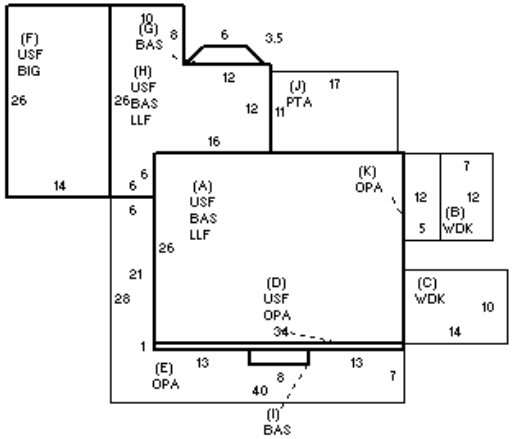
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	11 1.00	A 1.00	A 1.00	298,112	1.00	20 0.80	R07 1.70			412,550
300	A	0.095	11 1.00	A 1.00	A 1.00	20,400	1.00	A 1.00	R07 1.70			1,940

TOTAL 1.472 Acres | ZONING RM | FRNT 0

Nbhd	NBHD 11
St Ind	AVERAGE
Infl	AVERAGE

NOTE: T=WET

ASSESSED	CURRENT	PREVIOUS
LAND	414,500	391,000
BUILDING	961,000	917,800
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**1,376,700**	**1,310,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	6X10		60	22.01	700
OSH	A 1.00	50 0.50	6X10		60	17.75	500

PHOTO 02/19/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/19/2021	NF
LIST	6/2/2022	EST
REVIEW	6/2/2022	JMG

YEAR BLT	1987	SIZE ADJ	0.970
NET AREA	4,227	DETAIL ADJ	1.000
$NLA(RCN)	$247	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	3	1.00
BATHROOMS	4	1.00
FIXTURES	15	$25,740
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	884	1987	150.96	133,448
+	USF	L	UPPER STORY FIN	918	1987	196.97	180,816
+	WDK	N	WOOD DECK	224		50.19	11,243
+	OPA	N	OPEN PORCH	484		64.02	30,986
F	BIG	N	BUILT-IN GARAGE	364		67.97	24,742
+	USF	L	UPPER STORY FIN	744	2007	196.97	146,543
+	BAS	L	BASE AREA	921	1987	315.62	290,685
H	LLF	L	LOWER LEVEL FIN	380	2007	150.96	57,365
H	BAS	L	BASE AREA	380	2007	315.62	119,935
J	PTA	N	PATIO	187		19.34	3,617
	F21	O	FPL 2S 1OP	1		12,997.30	12,997
	MST	O	MAS/METAL STACK	1		6,436.60	6,437

TOTAL RCN 1,044,554

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

EFF.YR/AGE 2015 / 8

COND	8 8 %		
FUNC	0		
ECON	0		
DEPR	8	% GD	92

RCNLD $961,000