

Key: 2887

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.067

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MCKELWAY BENJAMIN M III COTRUSTEE & ONEILL CATHY A COTRUSTEE 1802 MAIN STREET BREWSTER, MA 02631				57-41-0				1802 MAIN STREET				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCKELWAY BENJAMIN M III C				08/15/2022	F	1	35309-250	
MCKELWAY BENJAMIN III & GARDNER JEFFREY J & JUDIT				07/16/2018	QS	526,500	31403-227					
				06/16/2000	QS	399,000	13077-243					

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	%
214	03/19/2020	7	ALTERATIONS	9,148	07/15/2020	NF	100	100
139	02/12/2019	7	ALTERATIONS	1,500	07/15/2020	NF	100	100
90	01/31/2019	7	ALTERATIONS	11,300	07/15/2020	NF	100	100
	07/16/2018	15	SALE REVIEW	526,500	04/26/2019	JMG	100	100
250	03/31/2017	7	ALTERATIONS	5,525	05/01/2018	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	24,829	10	1.00	A	1.00	A	1.00	219,200	1.86	A	1.00	R03	1.00			232,920

TOTAL	24,829 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	N O T E Street Ind removed for FY 2005 per BOA FY 04 abatement application	LAND	232,900	219,700			
St Ind	AVERAGE		BUILDING	591,300	558,400			
Infl	AVERAGE		DETACHED	7,900	7,800			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>832,100</b>	<b>785,900</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 11X18		198	41.79	5,800
PTD	A	1.00	20 0.80 14X20		280	8.10	1,800
SHF	A	1.00	50 0.50 3X10		30	22.94	300

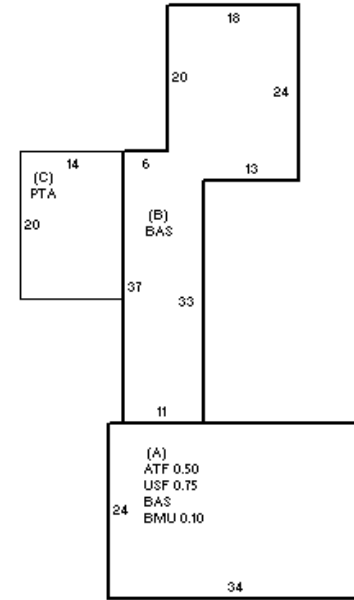


BLDG COMMENTS

4 Bedroom Septic

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2007	JH
MODEL	1		RESIDENTIAL	LIST	1/3/2008	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	7/23/2020	MR
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,247	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95
\$NLA(RCN)	\$366	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	9	1.00		FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	2	1.00		HEATING/COOL	2	HOT WATER	1.00
FIXTURES	8	\$15,080		FUEL SOURCE	1	OIL	1.00
GARAGE SPACES	0	1.00					
% BSMT FIN	0	1.00					
# 1/2 BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	82		96.92	7,948
A	USF	L	UPPER STORY FIN	612	1850	266.58	163,147
A	ATF	N	ATTIC FINISH	408		111.65	45,553
+	BAS	L	BASE AREA	1,635	1850	343.13	561,014
C	PTA	N	PATIO	280		20.75	5,810
	F21	O	FPL 2S 10P	1		14,719.00	14,719
	GFP	O	GAS FIREPLACE	1		4,532.70	4,533
	ODS	O	OUTDOOR SHOWER	1		3,501.80	3,502

TOTAL RCN	821,305
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$591,300