

Key: 3119

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.315

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MCAHON STEPHAN P & MELISSA A 6 SHEILA WAY HARWICH, MA 02645				66-56-0				441 LONG POND ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCAHON STEPHAN P & MELIS				05/11/2017	QS	501,236	30479-261					
LONG POND HOLDINGS LLC				08/02/2011	QS	285,000	25597-91					
GILDEA MARK C TRUSTEE				02/06/2001	QS	165,000	13542-90					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,041	13	1.00	A	219,200	2.41	A	1.00	R02	1.00	218,750

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
797	05/11/2017	16	MLS REVIEW	501,236	06/28/2018	JMG	100	100
322	09/01/2016	7	ALTERATIONS	7,500	05/17/2017	RJM	100	100
165	05/11/2015	7	ALTERATIONS	1,670	04/07/2016	RJM	100	100
221	03/23/2015	7	ALTERATIONS	10,000	04/07/2016	RJM	100	100
	03/12/2013	5	OTHER	8,700	06/03/2014	RJM	100	100

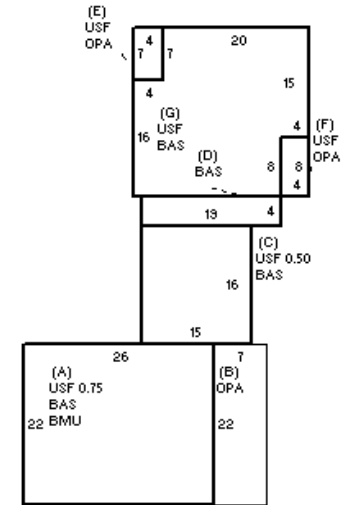
DET  
ACHED

TOTAL	18,041 SF	ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	218,800	206,400
St Ind	AVERAGE		LAND	574,200	542,400			
Infl	AVERAGE		BUILDING	800	800			
			OTHER	0	0			
						<b>TOTAL</b>	<b>793,800</b>	<b>749,600</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90	20 0.80 6 X 8		48	20.65	800



BLDG COMMENTS  
UNIT #1=6/3/2 - UNIT #2=4/2/1.5  
INFO @ DOOR (2/24/2021)



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BUILDING	CD	ADJ	DESC	MEASURE	2/24/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/24/2021	EST
STYLE	13	1.00	CONVERSION [100%]	REVIEW	3/22/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1860	SIZE ADJ	1.000
NET AREA	2,481	DETAIL ADJ	0.950
\$NLA(RCN)	\$289	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		10	1.00
BEDROOMS		5	1.00
BATHROOMS		3	1.00
FIXTURES		11	\$17,117
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		2	.95

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	572		84.23	48,177
EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	549	1860	211.08	115,885
ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	214		59.85	12,808
ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	812	1860	295.06	239,589
FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	568	2012	295.06	167,594
INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	552	2012	211.08	116,519
HEATING/COOL	11	HTWT/CL AIR	1.05								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	717,689
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	V
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$574,200