

Key: 315

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 328

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MAGNUSON PHILIP E & NANCY JEAN & C/O MAGNUSON PHILIP E & NANCY J COTRUSTE 102 GOVERNOR PRENCE ROAD BREWSTER, MA 02631		58-22-0		102 GOVERNOR PRENCE ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MAGNUSON PHILIP E & NANCY		01/09/2024	F	1	36172-341
MAGNUSON PHILIP E & NANCY		09/09/2014	F		28372-19
MAGNUSON PHILIP E & NANCY		01/11/2010	A	100	24293-216

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 %
694	08/13/2018	7	ALTERATIONS	3,785	07/10/2019	NF	100 100
628	12/07/2010	7	ALTERATIONS	6,420	03/22/2012	MR	100 100
824	12/11/2007	7	ALTERATIONS		07/22/2008	DHT	100 100
NP		12	CYCLICAL NON		09/13/2007	JH	100 100
287	05/27/2004	7	ALTERATIONS	4,800			100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	30,000 4	1.00	4A	1.00	A	1.00	2,630,400	1.62	A	1.00	BSB 12.00	2,926,590

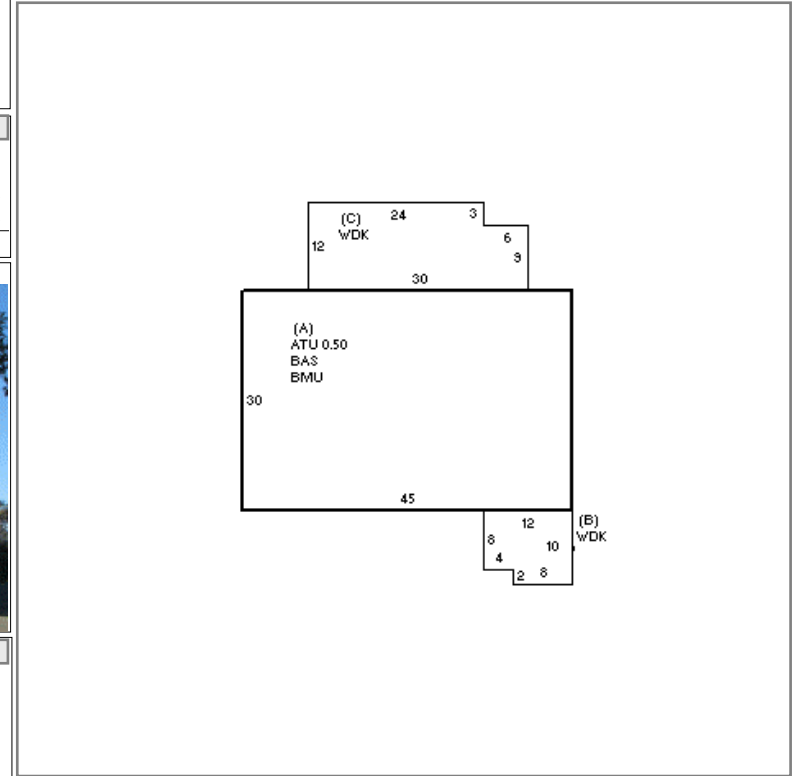
TOTAL	30,000 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	NOTE	LAND	2,926,600	2,761,000			
St Ind	THE CHANNEL		BUILDING	290,900	274,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	3,217,500	3,035,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/8/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/8/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	1/15/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,350	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,350		54.34	73,358
\$NLA(RCN)	\$359	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,350	1953	246.50	332,775
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	675		53.40	36,045
STORIES	1.5	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	454		39.20	17,797
ROOMS	5	1.00		FLOOR COVER	6	OTHER	1.00		BMG	O	BSMT GARAGE	1		4,447.00	4,447
BEDROOMS	2	1.00		INT FINISH	3	WD PANEL	1.00		F21	O	FPL 2S 1OP	1		10,151.00	10,151
BATHROOMS	2	1.00		HEATING/COOL	1	FORCED AIR	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415
FIXTURES	6	\$7,800		FUEL SOURCE	1	OIL	1.00								
GARAGE SPACES	1	1.00													
% BSMT FIN	0	1.00													
# 1/2 BATHS	0	1.00													
# OF UNITS	1	1.00													



BLDG COMMENTS	
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TOTAL RCN	484,788
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1953 / 70
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$290,900