Key: 3290

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,488

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACGREGOR J BRUCE **PO BOX 1959** **BREWSTER, MA 02631**	**77-28-0**	**153 UNDERPASS ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACGREGOR J BRUCE	01/10/2000	N	100,000	12773-206
BESSOM EDWARD JR	02/11/1980	XX		3056-8

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	%

LAND

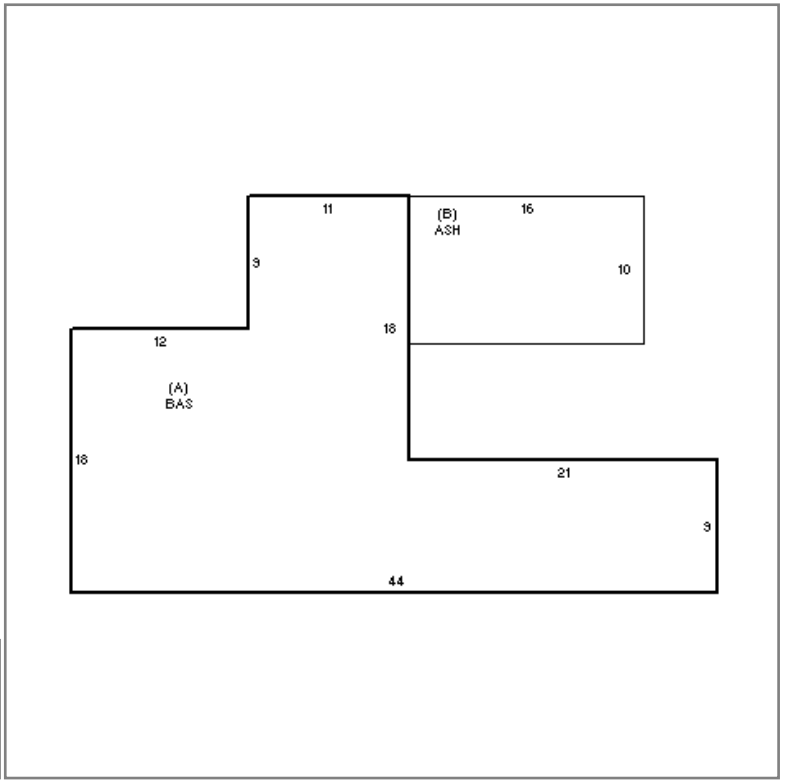
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,537	13 1.00	A 1.00	A 1.00	197,280	1.37	A 1.00	RM2 0.90			233,400

TOTAL	37,549 SF	ZONING	CH	FRNT	0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	233,400	220,200
BUILDING	100,300	94,700
DETACHED	0	0
OTHER	0	0
TOTAL	**333,700**	**314,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/06/2007

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	L	0.75	LOW COST [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/4/2021	TCK
LIST	3/5/2007	JH
REVIEW	3/10/2021	MR

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	702	DETAIL ADJ	1.000
$NLA(RCN)	$238	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,071
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN 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	5	VINYL	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	12	OTHER	1.00
FUEL SOURCE	5	WOOD	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	702	1940	229.06	160,800
B	ASH	N	ATT SHED	160		20.79	3,326

TOTAL RCN	167,198

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

EFF.YR/AGE	1933 / 90	
COND	40	40 %
FUNC	0	
ECON	0	
DEPR	40	% GD 60
RCNLD		$100,300