

Key: 3292

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.490

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
MACGREGOR J BRUCE TRUSTEE CAPE COMMERCE NOMINEE TRUST DRAWER W HYANNIS, MA 02601		77-31-0	179 UNDERPASS ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MACGREGOR J BRUCE TRUSTE		06/11/2008	T	315,000	22973-303	
BALDUR REALTY LLC		07/07/2000	QS	450,000	13117-63	
DANIELS WILLIAM A & VIRGI		10/24/1995	QS	155,000	9896-131	

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 %
464	02/04/2021	5	OTHER		05/31/2022	TCK	100 100
220	09/13/1996	8	YARD ITEMS	400	03/01/1997	BC	100 100
	05/21/1996	3	OUT BUILDING	5,000	03/01/1997	BC	100 100

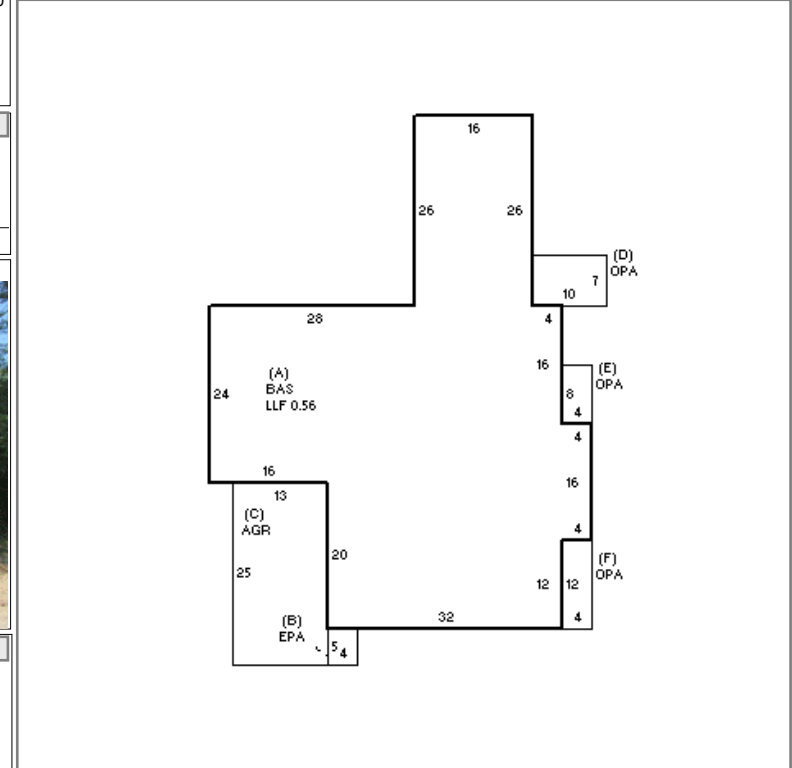
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	13	1.00	A	1.00	A	1.00	197,280	1.00	A	1.00	273,010
300	A	4.123	13	1.00	A	1.00	A	1.00	10,800	1.00	A	1.00	44,530

TOTAL	5.500 Acres	ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	317,500	299,500
St Ind	AVERAGE		BUILDING	71,000	67,000			
Infl	AVERAGE		DETACHED	42,100	41,800			
			OTHER	0	0			
						<b>TOTAL</b>	<b>430,600</b>	<b>408,300</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	10 0.90 24X3		768	18.30	12,600
OPA	A	1.00	50 0.50 26X48		1,248	11.38	7,100
OPA	A	1.00	70 0.30 21X42		882	12.25	3,200
SHF	A	1.00	40 0.60 8X12		96	22.01	1,300
OPA	A	1.00	50 0.50 44X68		2,992	11.38	17,000
SHF	A	1.00	50 0.50 10X8		80	22.01	900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/4/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/4/2021	EST
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	6/10/2022	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
NOT HABITABLE

LAND

YEAR BLT	1970	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	473.309		
NET AREA	3,544	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,272	1970	81.48	103,647	CONDITION ELEM	CD		
\$NLA(RCN)	\$134	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	2,272	1970	153.33	348,357	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	20		100.15	2,003	INTERIOR	F		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	325		29.19	9,487	KITCHEN	F		
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	150		34.56	5,183	BATHS	F		
				INT FINISH	2	DRYWALL	1.00											HEAT/ELEC	F
				HEATING/COOL	2	HOT WATER	1.00											EFF.YR/AGE	1933 / 90
				FUEL SOURCE	1	OIL	1.00											COND	40 40 %
																	FUNC	45 likely teardown	
																	ECON	0	
																	DEPR	85 % GD 15	
																	RCNLD	\$71,000	