

Key: 3368

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3579


LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MCGANN ROBERT D & JANICE B 147 BLUEBERRY POND DRIVE BREWSTER, MA 02631				100-33-0				147 BLUEBERRY POND DRIVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCGANN ROBERT D & JANICE				01/15/2015	F		1 (205412)					
MCGANN ROBERT				06/09/1978	A		(74420)					
MCGANN JEAN K LIFE ESTA				06/09/1978	XX		(74420)					
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	13J	1.00	A	1.00		R06	1.15	348,850
300	A	0.294	13	1.00	13J	1.00	A	1.00	R06	1.15		4,060

LAND

TOTAL	1.671 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	Combined w/Parcel 80 for F/Y 2005 -- Now Lot 174 on Pending LCP# 29334-1			LAND	352,900	332,900
St Ind	BLUEBERRY POND		BUILDING	466,700	447,200			
Infl	AVERAGE		DETACHED	6,800	6,700			
			OTHER	355,100	339,600			
					<b>TOTAL</b>	<b>1,181,500</b>	<b>1,126,400</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/24/2020
DGF	A	1.00	50 0.50 16X28	1970	448	30.15	6,800		

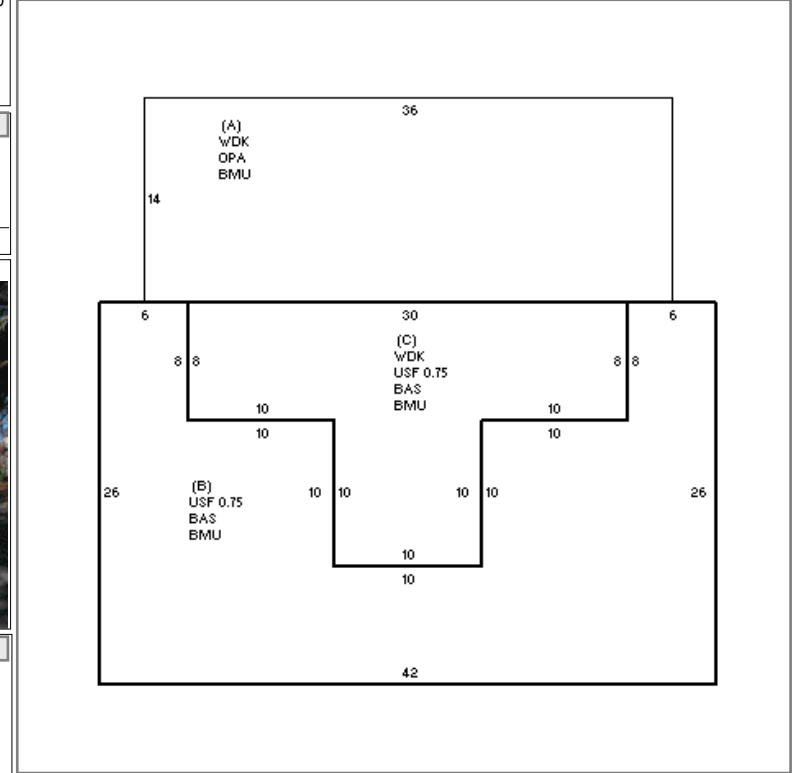
BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	TCK
MODEL	1		RESIDENTIAL	LIST	4/25/2013	SF
STYLE	4	1.02	CAPE [100%]	REVIEW	2/4/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WD FRAME [100%]	INFO @ DOOR (11/24/20)		

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YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	686,261		
NET AREA	1,911	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,596		59.63	95,165	CONDITION ELEM	CD		
\$NLA(RCN)	\$359	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	OPA	N	OPEN PORCH	504		56.65	28,552	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	844		44.41	37,485	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,092	1970	296.04	323,278	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	+	USF	L	UPPER STORY FIN	819	1970	206.17	168,857	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	+	BMG	O	BSMT GARAGE	2		3,504.95	7,010	HEAT/ELEC	A		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01		F22	O	FPL 2S 2OP	1		14,130.80	14,131				
				FUEL SOURCE	1	OIL	1.00												
CAPACITY				UNITS	ADJ													TOTAL RCN	686,261
STORIES	1.75	1.00													EFF.YR/AGE	1970 / 53			
ROOMS	6	1.00													COND	32 32 %			
BEDROOMS	3	1.00													FUNC	0			
BATHROOMS	2	1.00													ECON	0			
FIXTURES	8	\$11,783													DEPR	32 % GD 68			
GARAGE SPACES	2	1.00													RCNLD	\$466,700			
% BSMT FIN	0	1.00																	
# 1/2 BATHS	1	1.00																	
# OF UNITS	1	1.00																	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1085	11/21/2016	77	SOLAR PANELS	37,889	02/27/2017	NF	100	100
		12	CYCLICAL NON		04/09/2013	SF	100	100
240	03/20/2013	7	ALTERATIONS	10,340	08/18/2014	RJM	100	100
735	11/30/2004	7	ALTERATIONS	19,000			100	100
700	11/17/2003	5	OTHER	8,000			100	100



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LEGAL

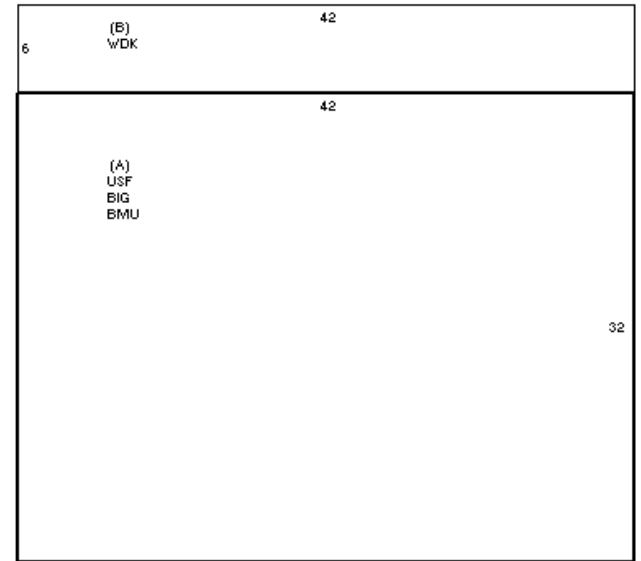
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	355,100	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/24/2020

BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	TCK	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	4/25/2013	SF	HEAT 2ND FLOOR ONLY
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	2/4/2021	MR	30 SOLAR PANELS
QUALITY	A+	1.20	AVG + [100%]				INFO @ DOOR (11/24/20)
FRAME	1	1.00	WD FRAME [100%]				

BUILDING

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	422,767
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,344		58.69	78,875	CONDITION ELEM	CD
\$NLA(RCN)	\$315	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	A	BIG	N	BUILT-IN GARAGE	1,344		51.36	69,031	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	1,344	2002	182.35	245,075	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	252		42.33	10,668	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00		BMG	O	BSMT GARAGE	2		3,341.00	6,682	BATHS	A
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,608.20	2,608	HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		2	1.00														
BEDROOMS		0	1.00														
BATHROOMS		1	1.00														
FIXTURES		7	\$9,828														
GARAGE SPACES		2	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		1	1.00														
# OF UNITS		0	1.00														
EFF.YR/AGE		2002 / 21															
COND		16	16 %														
FUNC		0															
ECON		0															
DEPR		16	% GD	84													
RCNLD				\$355,100													