

Key: 3396

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.608

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MCKENNA JAMES & THERESA L 70 BLUEBERRY POND DRIVE BREWSTER, MA 02631				100-46-0				70 BLUEBERRY POND DRIVE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCKENNA JAMES & THERESA L				12/07/2012	QS	510,000	(198919)	
BARSALOU DONALD L				03/15/2006	A	1	(179501)					
BARSALOU DONALD L & FRANC				10/21/2005	QS	490,000	(178310)					

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	%
23-761	09/12/2023	2	ADD	200,000	05/14/2024	TCK	60	90
272	03/26/2021	7	ALTERATIONS	2,296	04/14/2022	TCK	100	100
863	09/30/2019	7	ALTERATIONS	3,500	07/07/2020	TCK	100	100
888	10/15/2018	7	ALTERATIONS	14,000	07/10/2019	TCK	100	100
964	11/20/2014	7	ALTERATIONS	3,000	06/01/2015	MW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	52,272	13	1.00	13J 1.00	A 1.00	252,080	1.10	A	1.00	R06 1.15	333,960

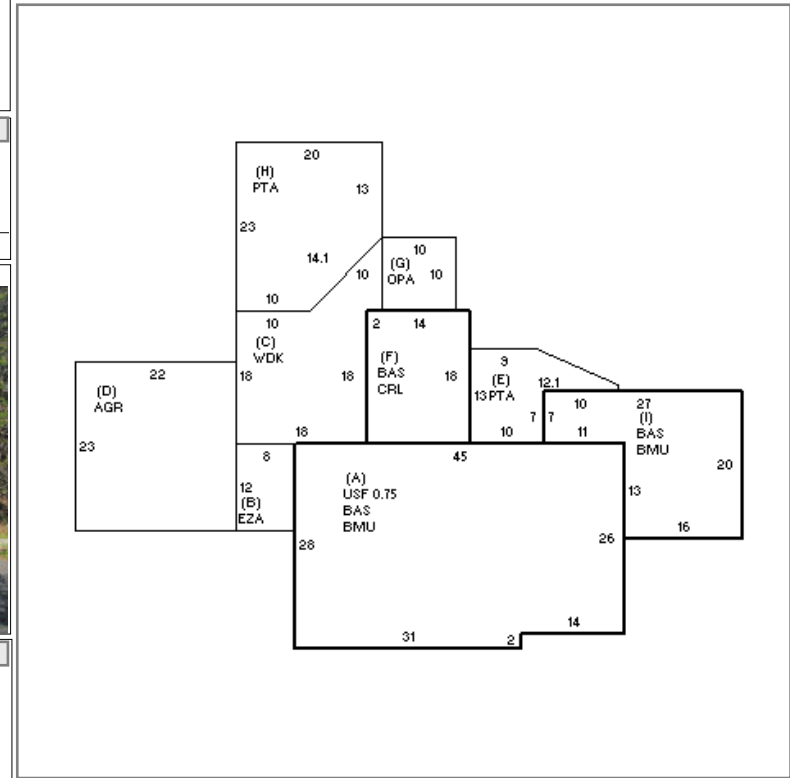
TOTAL	1.200 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	334,000	315,100
St Ind	BLUEBERRY POND		LAND	759,300	626,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,093,300	941,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
INFO @ DOOR (11/24/20)



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/3/2024	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

LOADING

YEAR BLT	1973	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	986,084					
NET AREA	2,805	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,629		65.02	105,923							
\$NLA(RCN)	\$352	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,232	1973	294.54	362,874							
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	924	1973	231.32	213,735							
				ROOF COVER	1	ASPH/CMP SH	1.00	B	EZA	N	ENCL BREEZEWAY	96		107.29	10,300							
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	374		49.83	18,637							
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	506		49.31	24,950							
				HEATING/COOL	11	HTWT/CL AIR	1.05	E	PTA	N	PATIO	163		19.20	3,130							
				FUEL SOURCE	2	GAS	1.00	F	CRL	N	BSMT CRAWL	252		38.60	9,727							
													F	BAS	L	BASE AREA	252	2014	294.54	74,224		
													G	OPA	N	OPEN PORCH	100		63.56	6,356		
													H	PTA	N	PATIO	410		16.17	6,629		
													I	BAS	L	BASE AREA	397	2023	294.54	116,933		
													F21	O	FPL 2S 1OP	1		12,903.50	12,904			
													ODS	O	OUTDOOR SHOWER	1		3,069.90	3,070			

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	V
HEAT/ELEC	A

EFF.YR/AGE	2003 / 20
COND	15 15 %
FUNC	8 UC
ECON	0
DEPR	23 % GD 77

RCNLD	\$759,300
-------	-----------