

Key: 3429

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.640

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCLAUGHLIN KIMBERLY & CHRISTOPHER 293 BLUEBERRY POND DRIVE BREWSTER, MA 02631				101-8-0				293 BLUEBERRY POND DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MCLAUGHLIN KIMBERLY & CHR				10/19/2018	L	373,300 (217623)					
MTGLQ INVESTORS LP				09/26/2018	F	10 (217390)					
WELLS FARGO FINANCIAL MAS				09/27/2017	L	471,079 (214169)					

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	%
864	12/02/2020	7	ALTERATIONS	8,339	11/25/2020	TCK	100	100
935	11/05/2018	7	ALTERATIONS	32,905	07/10/2019	TCK	100	100
	10/19/2018	15	SALE REVIEW	373,300	07/19/2019	JMG	100	100
		12	CYCLICAL NON		04/11/2013	SF	100	100

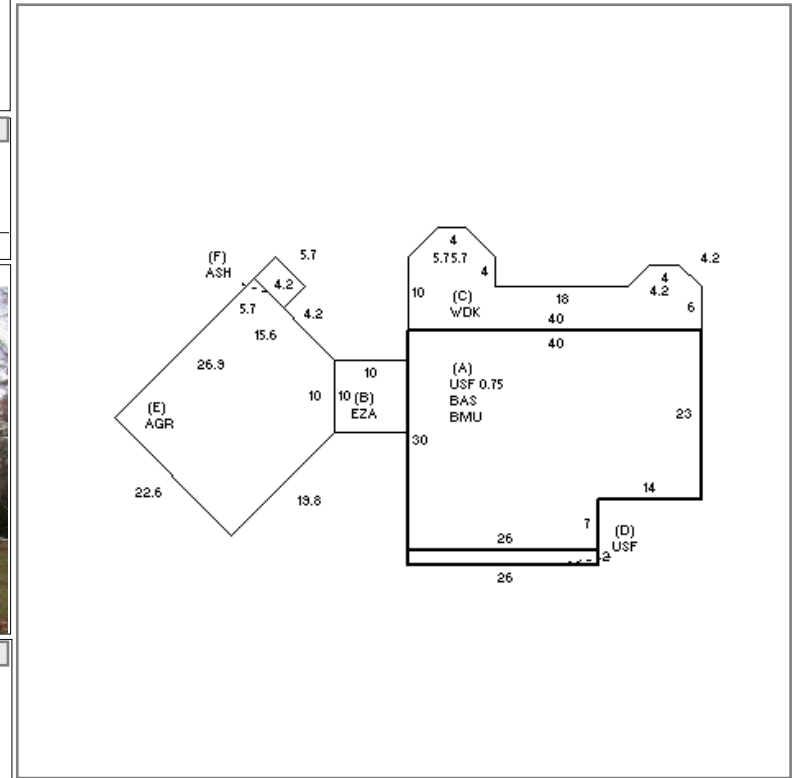
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	47,916	13	1.00	13J	1.00	A	1.00			252,080	1.17	A	1.00	R06	1.15						323,510

TOTAL	1.100 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	323,500	305,200			
St Ind	BLUEBERRY POND		BUILDING	500,000	478,800			
Infl	AVERAGE		DETACHED	1,400	1,400			
			OTHER	0	0			
			TOTAL	824,900	785,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	20 0.80 9X9	1982	81	22.01	1,400	11/25/2020



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/25/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/25/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	2/4/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
INFO @ DOOR (11/25/20)

G

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,981	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,102		71.14	78,400
\$NLA(RCN)	\$361	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,102	1982	319.91	352,538
CAPACITY		UNITS	ADJ	ROOF SHAPE	6	SALTBOX	1.00	B	EZA	N	ENCL BREEZEWAY	100		106.36	10,636
STORIES		1.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	341		49.39	16,842
ROOMS		7	1.00	FLOOR COVER	3	W/W CARPET	1.00	+	USF	L	UPPER STORY FIN	879	1982	229.28	201,541
BEDROOMS		3	1.00	INT FINISH	2	DRYWALL	1.00	E	AGR	N	ATT GARAGE	583		47.79	27,861
BATHROOMS		2	1.00	HEATING/COOL	2	HOT WATER	1.00	F	ASH	N	ATT SHED	24		36.75	882
FIXTURES		6	\$9,828	FUEL SOURCE	1	OIL	1.00	F22	O	FPL 2S 2OP	1		15,714.70	15,715	
GARAGE SPACES		0	1.00												
% BSMT FIN		0	1.00												
# 1/2 BATHS		0	1.00												
# OF UNITS		1	1.00												

TOTAL RCN	714,242	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	F	
KITCHEN	A	
BATHS	F	
HEAT/ELEC	A	
EFF.YR/AGE	1973 / 50	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD	\$500,000	