Key: 356

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 369

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DUNBAR MARTHA C TRUSTEE MCD REALTY TRUST 54 HAVEN STREET MILFORD, MA 01757	58-7-0	101 THE CHANNEL WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DUNBAR MARTHA C TRUSTEE	07/21/2021	ML		12214-308
DUNBAR HOWARD A & MARTHA	04/21/1999	F	100	12214-308
DUNBAR HOWARD A & MARTHA				1676-82

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

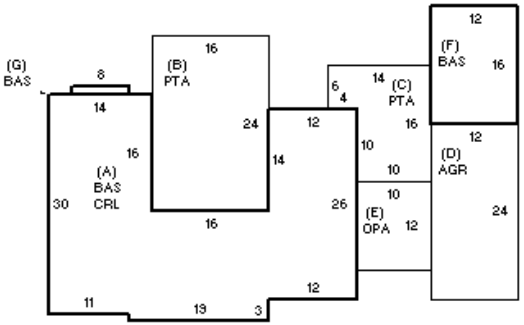
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1	01/03/2006	7	ALTERATIONS	8,000	07/03/2007	JH	100	100
161	03/18/2002	5	OTHER	3,000	06/04/2002	LB	100	100
103	02/19/2002	7	ALTERATIONS	6,500	04/16/2003	TN	100	100
294	06/04/2001	2	ADD	21,000	04/16/2003	TN	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,000	4 1.00	4A 1.00	A 1.00	767,200	2.41	A 1.00	PF2 3.50			765,270

TOTAL	18,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 4	NOTE			
St Ind	THE CHANNEL				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	765,300	722,000
BUILDING	316,100	298,500
DETACHED	0	0
OTHER	0	0
TOTAL	**1,081,400**	**1,020,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/09/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/9/2020	NF
LIST	7/6/2007	JH
REVIEW	1/15/2021	MR

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,175	DETAIL ADJ	1.000
$NLA(RCN)	$379	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$7,878
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	1	HARDWOOD	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	975		32.48	31,670
A	BAS	L	BASE AREA	975	1960	307.72	300,028
B	PTA	N	PATIO	384		16.38	6,290
C	PTA	N	PATIO	184		18.30	3,368
D	AGR	N	ATT GARAGE	288		52.24	15,045
E	OPA	N	OPEN PORCH	120		60.60	7,272
F	BAS	L	BASE AREA	192	2002	307.72	59,083
G	BAS	L	BASE AREA	8	1960	307.70	2,462
	F11	O	FPL 1S 1OP	1		9,256.00	9,256
	ODS	O	OUTDOOR SHOWER	1		2,927.00	2,927

TOTAL RCN	445,278

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

EFF.YR/AGE	1975 / 48		
COND	29	29 %	
FUNC	0		
ECON	0		
DEPR	29	% GD	71
RCNLD			$316,100