

Key: 4664

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.876

LEGALS

LAND

DETACHED

BUILDING

LAND

CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
BRADLEY BARBARA & BLAIR SHARON P O BOX 2274 BREWSTER, MA 02631				101-2-0				101 OLD VALLEY ROAD				1010	100	SINGLE FAMILY					1	1 of 1	
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	
BRADLEY BARBARA & MCCLLENAHAN DONALD L TRUS				01/08/2010	QS	419,000 (190479)						443	08/24/2011	12	CYCLICAL NON		04/15/2013	SF	100	100	
MCCLLENAHAN DONALD L & FLO				05/03/2005	DC	10 (115196)								2	ADD	9,000	03/07/2012	MR	100	100	
MCCLLENAHAN DONALD L & FLO				08/22/1988	XX																

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	35,745	13	1.00	13J	1.00	A	1.00	226,872	1.42	10	0.90	R06	1.15								264,620

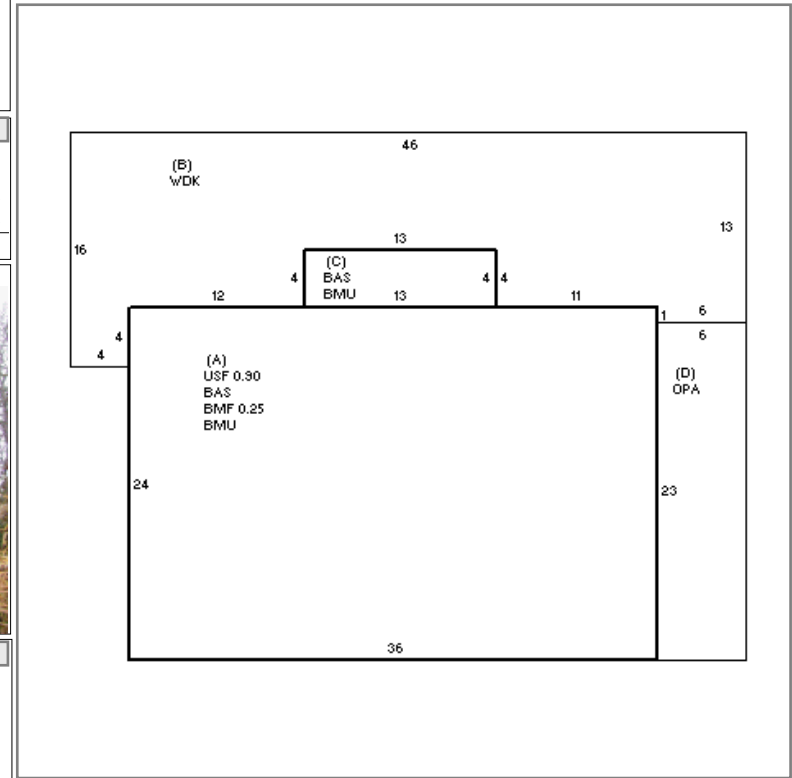
TOTAL	35,745 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E T=SLOPE	LAND		264,600	249,700		
St Ind	BLUEBERRY POND		BUILDING		440,700	421,700		
Infl	AVERAGE		DETACHED		700	700		
			OTHER		0	0		
				TOTAL	706,000	672,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	20 0.80 6X6		36	22.94	700	11/30/2020



BLDG COMMENTS
BMF=EXERCISE RM
INFO @ DOOR (11/30/20)

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	%	
443	08/24/2011	12	CYCLICAL NON		04/15/2013	SF	100	100	
		2	ADD	9,000	03/07/2012	MR	100	100	



BUILDING	CD	ADJ	DESC	MEASURE	11/30/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/30/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	2/8/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,694	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	916		68.14	62,421
\$NLA(RCN)	\$342	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH	216		46.59	10,062
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	916	1986	307.48	281,656
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	778	1986	212.34	165,204
				FLOOR COVER	2	SOFTWOOD	1.00	B	WDK	N	WOOD DECK	522		45.28	23,634
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	138		57.75	7,970
				HEATING/COOL	2	HOT WATER	1.00		BMG	O	BSMT GARAGE	1		5,136.30	5,136
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		11,724.40	11,724

TOTAL RCN	579,819	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
		EFF.YR/AGE	1986 / 37
		COND	24 24 %
		FUNC	0
		ECON	0
		DEPR	24 % GD 76
		RCNLD	\$440,700