

Key: 4753

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.965

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MCGUIRE DEVIN M & CYR MARISSA N 3904 MAIN STREET BREWSTER, MA 02631				138-3-0				3904 MAIN STREET				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCGUIRE DEVIN M & CYR MAR				07/28/2017	QS	425,000	30658-202					
POOLE DONALD T &				11/28/2007	QS	450,000	22499-206					
TESO ANTHONY P & SUSAN N				04/30/2002	QS	312,000	15108-232					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,478	10	1.00	A	219,200	2.09	A	1.00	R03	1.00	226,040

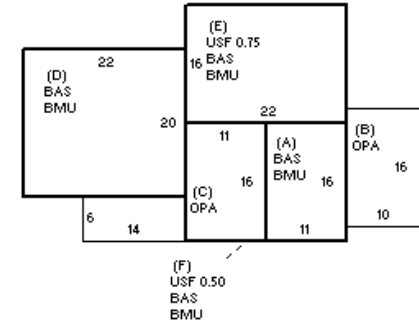
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
682	10/09/2020	7	ALTERATIONS	15,300	12/10/2020	NF	100	100
155	02/22/2018	7	ALTERATIONS	2,900	07/22/2019	NF	100	100
	07/28/2017	15	SALE REVIEW	425,000	07/17/2018	JMG	100	100
809	12/06/2007	11	CHANGE OF US		06/09/2008	DHT	100	100
654	11/04/2002	2	ADD	3,500			100	100

LAND

TOTAL	21,475 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	NBHD 10	HOUSE # CHANGED FROM 3900 TO 3904 PER FD 4/17/02				LAND	226,000	213,300	
St Ind	AVERAGE	N O T E					BUILDING	346,200	331,500
Infl	AVERAGE		DETACHED	17,700	17,600	OTHER	0	0	
						TOTAL	589,900	562,400	

DET
ACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 10X14	2002	140	21.39	3,000
STU	A	1.00	15 0.85 16X18,2X10	2002	308	50.00	13,100
OPA	A	1.00	15 0.85 8X14	2002	112	17.25	1,600



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BUILDING	CD	ADJ	DESC	MEASURE	12/7/2007	JH
MODEL	1		RESIDENTIAL	LIST	12/7/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	1/20/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
Detached OPA is on Studio/Workshop

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	467,892								
NET AREA	1,496	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BMU	N	BSMT UNFINISHED	1,144		57.59	65,886	CONDITION ELEM CD									
\$NLA(RCN)	\$313	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	176	1990	258.98	45,580	EXTERIOR	A								
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	244		51.00	12,444	INTERIOR	A								
				ROOF COVER	1	ASPH/CMP SH	1.00	D	BAS	L	BASE AREA	440	1950	258.97	113,948	KITCHEN	G								
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	528	1990	258.97	136,738	BATHS	A								
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	352	1990	189.44	66,683	HEAT/ELEC	A								
				HEATING/COOL	2	HOT WATER	1.00	F21	O	FPL 2S 1OP	1		10,354.00	10,354											
				FUEL SOURCE	1	OIL	1.00	GFP	O	GAS FIREPLACE	1		3,188.50	3,189											
												ODS	O	OUTDOOR SHOWER	1	2,463.30	2,463								
																				EFF.YR/AGE	1981 / 42				
																				COND	26	26 %			
																				FUNC	0				
																				ECON	0				
																				DEPR	26	% GD	74		
																				RCNLD	\$346,200				