

Key: 4781

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.996

LEGAL

LAND

DETACHED

BUILDING

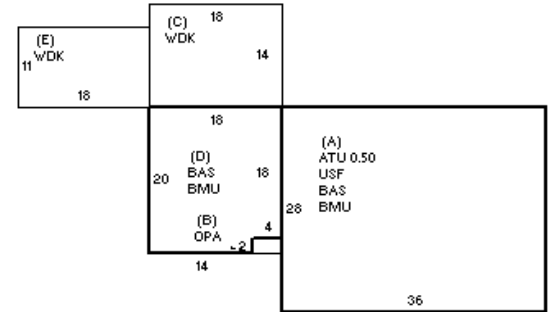
CURRENT OWNER		PARCEL ID	LOCATION			
MCLAUGHLIN JOSEPH J & DIANE L C/O MCLAUGHLIN JOSEPH J & DIANE L TRUSTE 65 PELL'S FISHING ROAD BREWSTER, MA 02631		125-50-0	65 PELL'S FISHING ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MCLAUGHLIN JOSEPH J & DIA		05/13/2024	F	100 (235902)		
MCLAUGHLIN JOSEPH J & DIA		08/23/1988	XX	72,500 (115212)		

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	%
231	03/15/2019	7	ALTERATIONS	7,200	05/30/2019	NF	100	100
NP		12	CYCLICAL NON		02/01/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,185 9	1.00 9-B	1.00 A	1.00	241,120	1.84 A	1.00	R06	1.10		257,120

TOTAL	25,185 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	257,100	242,600
St Ind	OWL POND		BUILDING	533,400	510,300			
Infl	AVERAGE		DETACHED	2,800	2,800			
			OTHER	0	0			
			TOTAL	793,300	755,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00 30 0.70			1	4,058.10	2,800



BUILDING	CD	ADJ	DESC	MEASURE	5/30/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/30/2019	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/6/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	692,779
NET AREA	2,368	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,360		57.06	77,596		
\$NLA(RCN)	\$293	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,360	1988	258.83	352,002		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,008	1988	185.16	186,643		
				ROOF COVER	1	ASPH/CMP SH	1.00	A	ATU	N	ATTIC UNF	504		56.07	28,260		
				FLOOR COVER	1	HARDWOOD	1.00	B	OPA	N	OPEN PORCH	8		52.50	420		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	450		41.16	18,522		
				HEATING/COOL	2	HOT WATER	1.00		BMG	O	BSMT GARAGE	2		3,248.20	6,496		
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		8,018.90	8,019		
									ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536		
																EFF.YR/AGE	1988 / 35
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$533,400