

Key: 4915

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.136

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCINALLY IRIS G 28 MAYFLOWER CIRCLE BREWSTER, MA 02631				138-61-0				28 MAYFLOWER CIRCLE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCINALLY IRIS G				08/06/2002	H		15446-189				
BODAMER CRAIG R & IRIS G				07/13/1992	L	110,000	8109-336				
CRAIG & IRIS BODAMER				01/20/1989	L	25,000	N/A-N/A				

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	%
23-177	03/15/2023	7	ALTERATIONS	2,200	05/28/2024	TCK	100	100
NP		12	CYCLICAL NON		01/27/2007	JH	100	100
44	02/11/1992	1	NEW CONSTRUC	65,000			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,900	9	1.00	A	217,008	1.39	10	0.90	R05	1.10	255,610

TOTAL	36,900 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE 10% TOPO FOR WETLANDS	LAND	255,600	241,200			
St Ind	AVERAGE		BUILDING	345,000	330,000			
Infl	AVERAGE		DETACHED	1,500	1,500			
			OTHER	0	0			
			<b>TOTAL</b>	<b>602,100</b>	<b>572,700</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X10		100	22.01	1,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/31/2019	NF
MODEL	1		RESIDENTIAL	LIST	1/27/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	6/11/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,498	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	856		60.18	51,514	
\$NLA(RCN)	\$292	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	171		41.14	7,035	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	856	1992	281.60	241,051
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	642	1992	187.52	120,391		
ROOMS	5	1.00	FLOOR COVER	1	HARDWOOD	1.00	B	WDK	N	WOOD DECK	220		39.98	8,797		
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00										
BATHROOMS	2	1.00	HEATING/COOL	2	HOT WATER	1.00										
FIXTURES	6	\$7,956	FUEL SOURCE	1	OIL	1.00										
GARAGE SPACES	0	1.00														
% BSMT FIN	0	1.00														
# 1/2 BATHS	0	1.00														
# OF UNITS	1	1.00														

TOTAL RCN	436,743	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1992 / 31	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$345,000	

