

Key: 5379

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.597

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION        |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| LEONEY ANTOINETTE E MCLEAN<br>80 FENWOOD ROAD<br>UNIT 711<br>BOSTON, MA 02115 |  |  |  | 97-108-0   |    |            |              | 191 COMMONS WAY |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| LEONEY ANTOINETTE E MCLEA   |  |  |  | 06/22/2021 | QS | 650,000    | 34229-120    |                 |  |  |  |
| CUSHING JESSICA & RYAN SA   |  |  |  | 08/03/2020 | O  | 305,000    | 33132-43     |                 |  |  |  |
| WHITE BARRY T & MARY ANN  |  |  |  | 08/18/2006 | DC |            | 13362-38     |                 |  |  |  |

| 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    | %   |
| 659    | 06/22/2021 | 15            | SALE REVIEW  | 650,000 | 04/04/2022 | JMG | 100    | 100 |
|        | 10/01/2020 | 7             | ALTERATIONS  | 200,000 | 04/04/2022 | JMG | 100    | 100 |
|        |            | 12            | CYCLICAL NON |         | 05/17/2013 | SF  | 100    | 100 |

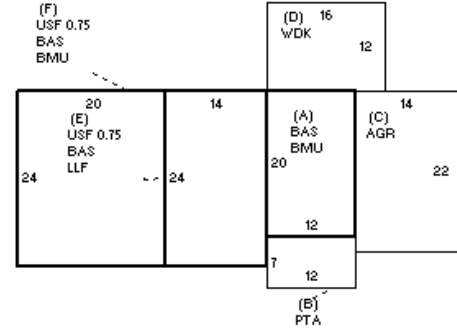
| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl            | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|-----------------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 19,000   | 13   | 1.00   | 13L 1.00 A 1.00 | 175,360  | 2.31 | A    | 1.00 | R07 | 0.80       | 176,770   |

| TOTAL  | 19,000 SF | ZONING | RL           | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd   | NBHD 13   | NOTE   | LAND         | 176,800        | 166,800        |          |         |          |
| St Ind | COMMONS   |        | BUILDING     | 482,700        | 460,900        |          |         |          |
| Infl   | AVERAGE   |        | DETACHED     | 0              | 0              |          |         |          |
|        |           |        | OTHER        | 0              | 0              |          |         |          |
|        |           |        | <b>TOTAL</b> | <b>659,500</b> | <b>627,700</b> |          |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS  
BMF=FAM RM (INFO @ DOOR 10/20/20)



| BUILDING | CD | ADJ  | DESC            | MEASURE | 10/20/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 4/4/2022   | EST |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 4/4/2022   | JMG |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |            |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |            |     |

| YEAR BLT      | 1974  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA      | 2,004 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | + | BMU | N | BSMT UNFINISHED | 720   |      | 63.55     | 45,756  |
| \$NLA(RCN)    | \$268 | OVERALL    | 1.020 | EXT COVER    | 1  | WD SHINGLE  | 1.00 | + | BAS | L | BASE AREA       | 1,056 | 1974 | 266.52    | 281,440 |
| CAPACITY      |       | UNITS      | ADJ   | ROOF SHAPE   | 1  | GABLE       | 1.00 | B | PTA | N | PATIO           | 84    |      | 18.65     | 1,567   |
| STORIES       | 1.75  | 1.00       |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | C | AGR | N | ATT GARAGE      | 308   |      | 43.08     | 13,269  |
| ROOMS         | 7     | 1.00       |       | FLOOR COVER  | 1  | HARDWOOD    | 1.00 | D | WDK | N | WOOD DECK       | 192   |      | 39.98     | 7,677   |
| BEDROOMS      | 2     | 1.00       |       | INT FINISH   | 2  | DRYWALL     | 1.00 | E | LLF | L | LOWER LEVEL FIN | 336   | 1974 | 144.31    | 48,488  |
| BATHROOMS     | 2     | 1.00       |       | HEATING/COOL | 2  | HOT WATER   | 1.00 | + | USF | L | UPPER STORY FIN | 612   | 1974 | 187.53    | 114,765 |
| FIXTURES      | 8     | \$10,608   |       | FUEL SOURCE  | 1  | OIL         | 1.00 |   | F22 | O | FPL 2S 2OP      | 1     |      | 12,721.40 | 12,721  |
| GARAGE SPACES | 1     | 1.00       |       |              |    |             |      |   |     |   |                 |       |      |           |         |
| % BSMT FIN    | 30    | 1.00       |       |              |    |             |      |   |     |   |                 |       |      |           |         |
| # 1/2 BATHS   | 1     | 1.00       |       |              |    |             |      |   |     |   |                 |       |      |           |         |
| # OF UNITS    | 1     | 1.00       |       |              |    |             |      |   |     |   |                 |       |      |           |         |

| TOTAL RCN      | 536,291    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | V          |
| INTERIOR       | V          |
| KITCHEN        | V          |
| BATHS          | V          |
| HEAT/ELEC      | V          |
| EFF.YR/AGE     | 2012 / 11  |
| COND           | 11 11 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 10 % GD 90 |
| RCNLD          | \$482,700  |