Key: 5637

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,856

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACKINAW JAMES & MARIANNE **102 YORK ROAD** **MANSFIELD, MA 02048**	**74-41-0**	**80 HOWES ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACKINAW JAMES & MARIANNE	01/29/2013	O	300,000	27085-348
STEVENS RUTH M (LIFE EST	09/05/1996	A	100	10375-333

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

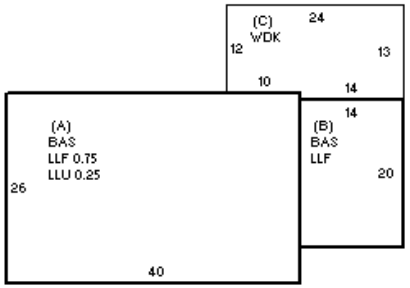
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
231	03/31/2014	7	ALTERATIONS	7,500	06/22/2015	MW	100	100
590	07/17/2013	7	ALTERATIONS	8,875	08/21/2014	RJM	100	100
559	07/08/2013	5	OTHER	5,000	08/21/2014	RJM	100	100
464	06/04/2013	7	ALTERATIONS	10,000	08/21/2014	RJM	100	100
469	06/03/2013	5	OTHER	8,600	08/21/2014	RJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,650	15 1.00	15A 1.00	A 1.00	328,800	3.26	A 1.00	R04 1.50			311,610

TOTAL	12,650 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	SHEEP POND EST.				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	311,600	294,000
BUILDING	386,700	365,300
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**699,500**	**660,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X8		80	22.01	1,200

PHOTO 03/04/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/4/2021	NF
LIST	3/4/2021	EST
REVIEW	11/8/2021	EMZ

YEAR BLT	1967	SIZE ADJ	1.000
NET AREA	2,380	DETAIL ADJ	1.000
$NLA(RCN)	$223	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	10	$13,390
GARAGE SPACES	0	1.00
% BSMT FIN	25	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	260		95.17	24,745
+	BAS	L	BASE AREA	1,320	1967	253.90	335,141
+	LLF	L	LOWER LEVEL FIN	1,060	1967	126.29	133,872
C	WDK	N	WOOD DECK	302		40.37	12,193
	F11	O	FPL 1S 1OP	1		7,866.10	7,866
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	529,695

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	G

EFF.YR/AGE	1979 / 44		
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD	$386,700		