

Key: 5838

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.062

LEGALS

LAND

DETACHED

BUILDING

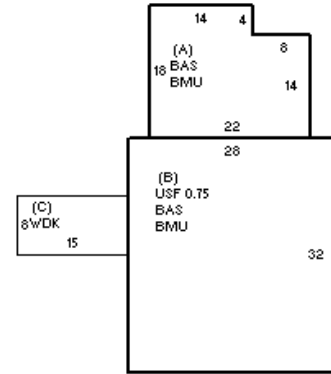
CURRENT OWNER		PARCEL ID		LOCATION	
MCGRORY BRIAN F & MCGRORY BARBARA E RYDER P O BOX 1975 BREWSTER, MA 02631		46-25-0		267 GREAT FIELDS ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCGRORY BRIAN F & TURNINGTON WILLIAM E TRU		12/29/1993 06/04/1991	QS A	42,000 1 7557-332	8976-097

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 %
15	01/11/2000	14	CYCLICAL GRO	18,000	09/07/2017	NF	100 100
338	06/26/1995	2	ADD	6,000	06/12/2001	SJM	100 100
063	02/28/1995	5	OTHER	5,000	05/13/1996	JB	100 100
640	10/20/1994	5	OTHER	5,000	05/13/1996	JB	100 100
		1	NEW CONSTRUC	72,000	05/13/1996	JB	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12 1.00	A 1.00	A 1.00	197,280	1.00	10 0.90	RM3 1.00			273,010
300	A	0.063	12 1.00	A 1.00	A 1.00	12,000	1.00	A 1.00	RM3 1.00			760

TOTAL	1.440 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	T=WETLANDS			LAND	273,800	258,300
St Ind	AVERAGE		BUILDING	550,200	519,300			
Infl	AVERAGE		DETACHED	49,600	49,200			
			OTHER	0	0			
						TOTAL	873,600	826,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	G	1.20 10 0.90	24X28+8X22	2001	848	65.04	49,600



BUILDING	CD	ADJ	DESC	MEASURE	9/7/2017	REF
MODEL	1		RESIDENTIAL	LIST	9/7/2017	REF
STYLE	4	1.02	CAPE [100%]	REVIEW	11/7/2017	TD
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	647,267			
NET AREA	1,932	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,260		67.16	84,625	CONDITION ELEM	CD			
\$NLA(RCN)	\$335	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,260	1995	304.67	383,889	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	672	1995	227.24	152,703	INTERIOR	G			
				ROOF COVER	2	WD SHINGLE	1.01	C	W/DK	N	WOOD DECK	120		48.45	5,814	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.00	F22	O	FPL 2S 2OP	1		15,415.40	15,415	BATHS	A				
				INT FINISH	2	DRYWALL	1.00								HEAT/ELEC	A				
				HEATING/COOL	2	HOT WATER	1.00													
				FUEL SOURCE	1	OIL	1.00													
																		EFF.YR/AGE	2003 / 20	
																		COND	15 15 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	15 % GD 85	
																		RCNLD	\$550,200	