Key: 6295

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,527

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCGEOCH CHARLES A & VIRGINIA A 163 ROCKY HILL ROAD BREWSTER, MA 02631	24-1-0	163 ROCKY HILL ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCGEOCH CHARLES A & VIRGI	01/06/1987	XX		5507-144

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

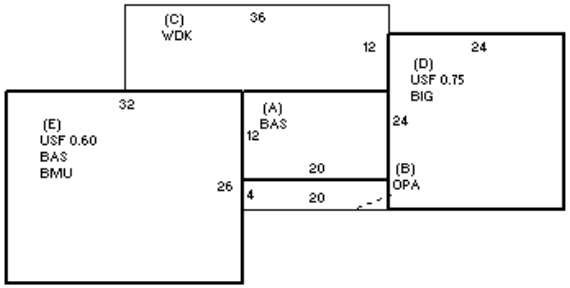
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
194	03/07/2019	7	ALTERATIONS	3,300	07/13/2020	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,100	12 1.00	A 1.00	A 1.00	219,200	1.31	A 1.00	R03 1.00			264,750

TOTAL	40,100 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	264,800	249,800
BUILDING	469,500	443,300
DETACHED	0	0
OTHER	0	0
TOTAL	**734,300**	**693,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/13/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/2/2017	NF
LIST	11/2/2017	EST
REVIEW	7/21/2020	MR

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	2,003	DETAIL ADJ	1.000
$NLA(RCN)	$317	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,752
GARAGE SPACES	2	1.00
% BSMT FIN	0	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,072	1981	293.17	314,276
B	OPA	N	OPEN PORCH	80		56.10	4,488
C	WDK	N	WOOD DECK	432		43.98	19,000
D	BIG	N	BUILT-IN GARAGE	576		54.60	31,450
+	USF	L	UPPER STORY FIN	931	1981	204.17	190,085
E	BMU	N	BSMT UNFINISHED	832		66.20	55,077
	F21	O	FPL 2S 1OP	1		11,389.40	11,389

TOTAL RCN 634,516

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

EFF.YR/AGE 1981 / 42

COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74

RCNLD $469,500