

Key: 633

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 655

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION			
MCGINNIS JAMES P & TIA S PO BOX 2187 BREWSTER, MA 02631		79-105-0		251 SEAWAY ROAD			
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		MCGINNIS JAMES P & TIA S		01/07/1994	A	100	(132589)
		JAMES P MCGINNIS		03/15/1993	A	100	N/A-N/A
		JAMES & TIA MCGINNIS		02/03/1993	A	100	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 %
23-380	03/24/2023	7	ALTERATIONS	8,000	04/23/2024	NF	100 100
399	07/13/1994	5	OTHER	4,800	01/01/1995	RD	100 100
341	08/09/1993	1	NEW CONSTRUC	135,000	01/01/1995	RD	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,560	6	1.00	A	1,468,640	5.90	A	1.00	BVG	6.70	1,304,540

DETACHED

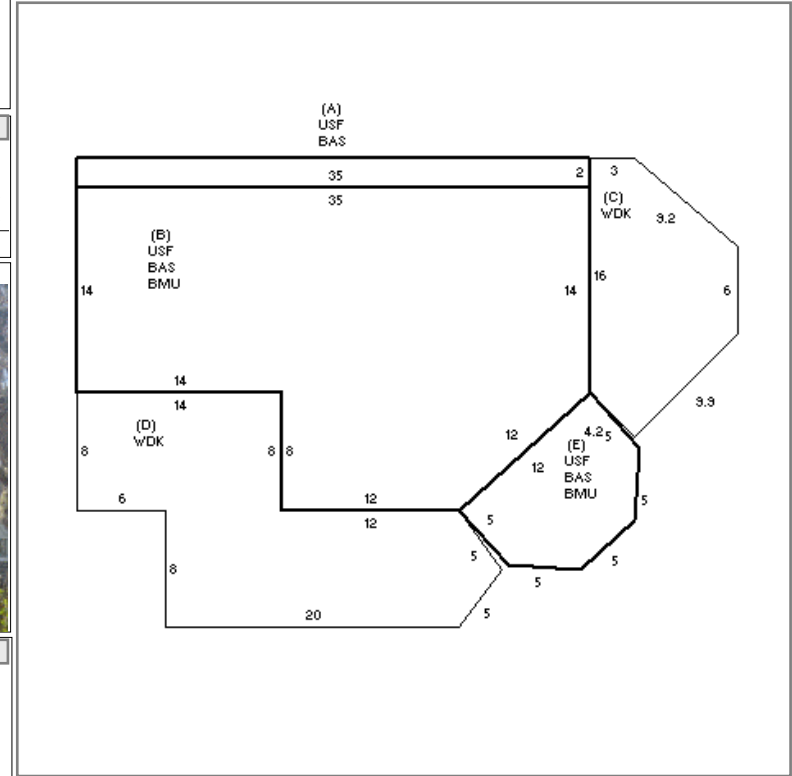
TOTAL	6,560 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	1,304,500	955,200
St Ind	AVERAGE		LAND	336,200	317,600			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	1,640,700	1,272,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/18/2024
									

BUILDING	CD	ADJ	DESC	MEASURE	11/19/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/19/2020	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	5/18/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	420,304
NET AREA	1,564	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	782	1993	276.33	216,087	CONDITION ELEM	CD
\$NLA(RCN)	\$269	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	782	1993	174.66	136,581	EXTERIOR	A
				ROOF SHAPE	2	HIP	1.00	+	BMU	N	BSMT UNFINISHED	712		59.19	42,142	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	424		37.24	15,790	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,294.30	2,294	BATHS	A
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00										
				FUEL SOURCE	2	GAS	1.00										

CAPACITY	UNITS	ADJ	EFF.YR/AGE	1993 / 30
STORIES	2	1.00	COND	20 20 %
ROOMS	7	1.00	FUNC	0
BEDROOMS	3	1.00	ECON	0
BATHROOMS	2	1.00	DEPR	20 % GD 80
FIXTURES	6	\$7,410	RCNLD	\$336,200
GARAGE SPACES	0	1.00		
% BSMT FIN	0	1.00		
# 1/2 BATHS	0	1.00		
# OF UNITS	1	1.00		



BUILDING