

Key: 638

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 660

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCCANN JAMES R & MARY JANE & GREGOR JEFFREY & KATHLEEN MCCANN 76 DUNE ROAD BREWSTER, MA 02631				79-66-0				76 DUNE ROAD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCCANN JAMES R & MARY JAN HOLLEY LESLIE NANETTE TRU DABNEY DANA T				09/18/2020	QS	1,800,000	33273-135	
						10/01/2013	QS	1,030,000	27731-223			
						08/25/2004	F		18970-124			

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	%
24-39	06/04/2024	1	NEW CONSTRUC	1,800,000	04/23/2024	NF	60	80
23-994	10/02/2023	9	HVAC	100,000	04/23/2024	NF	100	100
22-672	09/06/2022	1	NEW CONSTRUC	1,800,000	04/23/2024	NF	60	80
22-672	09/06/2022	6	DEMO		02/22/2023	TCK	100	100
	09/18/2020	16	MLS REVIEW	1,800,000	03/10/2021	JMG	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,000	5	1.00	A	1,468,640	2.13	A	1.00	BVG	6.70	1,508,020

TOTAL	21,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	1,508,000	1,422,700			
St Ind	AVERAGE		BUILDING	1,168,300	0			
Infl	AVERAGE		DETACHED	1,500	0			
			OTHER	0	0			
TOTAL				2,677,800	1,422,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	01 1.00 17X10	2024	170	8.55	1,500



BLDG COMMENTS
LLF= FAM RM, BAR, BDRM, BUNK RM, 2 BATHS, UTILITY, LAUNDRY

BUILDING	CD	ADJ	DESC	MEASURE	4/23/2024	NF
MODEL	1		RESIDENTIAL	LIST	4/23/2024	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	5/20/2024	EMZ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	5,989	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOWER LEVEL FIN	2,140	2022	186.25	398,567
\$NLA(RCN)	\$331	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	2,449	2022	372.82	913,048
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,400	2022	283.74	397,236
				ROOF COVER	1	ASPH/CMP SH	1.00	+	LLU	N	LOWER LEVEL UNF	275		155.28	42,702
				FLOOR COVER	1	HARDWOOD	1.00	G	PTA	N	PATIO	90		30.73	2,766
				INT FINISH	2	DRYWALL	1.00	I	BIG	N	BUILT-IN GARAGE	112		96.65	10,824
				HEATING/COOL	9	WARM/CL AIR	1.03	+	WDK	N	WOOD DECK	826		65.88	54,414
				FUEL SOURCE	2	GAS	1.00	J	BIG	N	BUILT-IN GARAGE	80		96.65	7,732
								K	BIG	N	BUILT-IN GARAGE	120		96.64	11,597
								K	ATU	N	ATTIC UNF	120		89.74	10,769
								L	BIG	N	BUILT-IN GARAGE	80		96.65	7,732
								M	PTA	N	PATIO	180		25.39	4,569
								+	OPA	N	OPEN PORCH	245		84.03	20,586
								S	BIG	N	BUILT-IN GARAGE	168		96.65	16,237
								T	BIG	N	BUILT-IN GARAGE	112		96.65	10,824
								GFP	O		GAS FIREPLACE	1		5,253.30	5,253

TOTAL RCN	1,980,173
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE 2022 / 1	
COND	1 1 %
FUNC	40 UC
ECON	0
DEPR	41 % GD 59
RCNLD	\$1,168,300

