Key: 6469

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.700

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCNULTY RAYMOND J &	4-36-0	14 POND VIEW DRIVE
HARRIS ELLEN V		
14 POND VIEW DRIVE		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCNULTY RAYMOND J &	01/31/2011	QS	455,000	(193525)
FLAHERTY NEVA SPEARS TRU	08/04/2006	F	1	(180798)
FLAHERTY NEVA S	01/22/2003	QS	410,000	(167990)

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

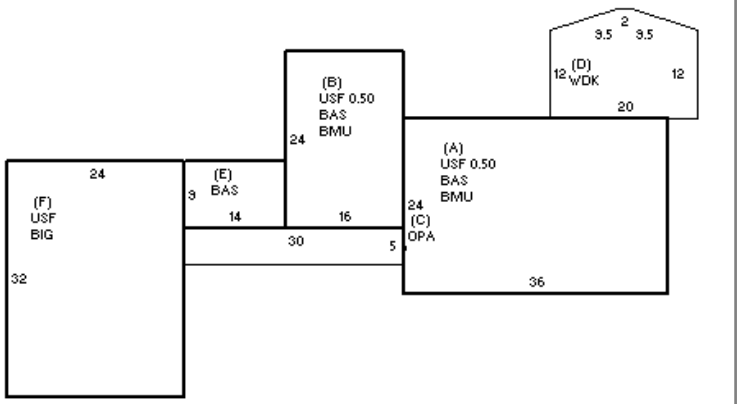
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
549	08/26/2020	77	SOLAR PANELS	17,850	12/28/2020	NF	100	100
631	08/18/2017	3	OUT BUILDING	3,000	05/24/2018	NF	100	100
724	08/08/2016	7	ALTERATIONS	104,900	03/06/2017	NF	100	100
601	07/08/2016	7	ALTERATIONS	69,408	03/06/2017	NF	100	100
375	04/28/2016	2	ADD	204,000	03/06/2017	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,200	12 1.00	A 1.00	A 1.00	219,200	1.47	A 1.00	R03 1.00			252,620

TOTAL	34,195 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	252,600	238,300
BUILDING	831,500	785,300
DETACHED	4,300	4,300
OTHER	0	0
TOTAL	**1,088,400**	**1,027,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	12X14	2003	168	20.77	2,400
SHF	A 1.00	10 0.90	8X12	2017	96	22.01	1,900

PHOTO 12/28/2020

BLDG COMMENTS

GENERATOR
31V SOLAR PANELS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/27/2008	JH
LIST	2/27/2008	JH
REVIEW	1/26/2021	MR

YEAR BLT	1983	SIZE ADJ	0.990
NET AREA	2,766	DETAIL ADJ	1.000
$NLA(RCN)	$350	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$15,971
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	2	CLAPBOARD	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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,248		73.43	91,642
A	BAS	L	BASE AREA	864	1983	333.11	287,805
A	USF	L	UPPER STORY FIN	432	1983	228.16	98,566
B	BAS	L	BASE AREA	384	2000	333.11	127,913
B	USF	L	UPPER STORY FIN	192	2000	228.16	43,807
C	OPA	N	OPEN PORCH	150		67.57	10,135
D	WDK	N	WOOD DECK	273		52.97	14,462
E	BAS	L	BASE AREA	126	2016	333.11	41,972
F	BIG	N	BUILT-IN GARAGE	768		64.27	49,358
F	USF	L	UPPER STORY FIN	768	2016	228.16	175,228
	MST	O	MAS/METAL STACK	1		6,793.20	6,793
	ODS	O	OUTDOOR SHOWER	1		3,263.50	3,264

TOTAL RCN	966,915

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

EFF.YR/AGE	2005 / 18	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$831,500