

Key: 6549

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.778

LEGALS

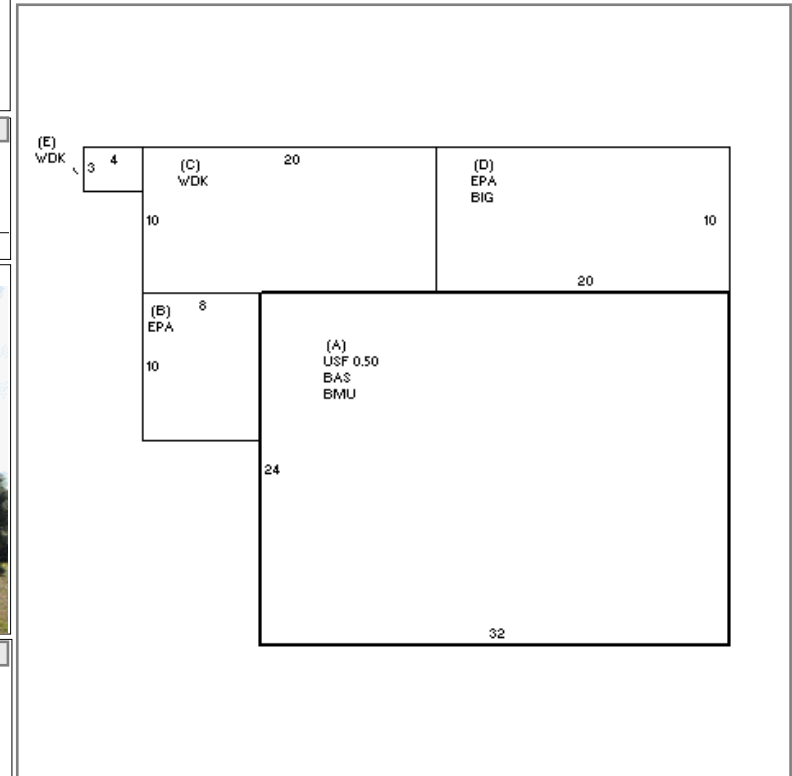
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|------------------|--|--|--|
| MCGRATH JAMES R & LYNNE A 204 CRANVIEW ROAD BREWSTER, MA 02631 | | | | 10-61-0 | | | | 56 CRANVIEW ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MCGRATH JAMES R & LYNNE A | | | | 12/11/2012 | H | 200,000 | (198943) | | | | |
| ARCHAMBAULT CLAIRE E | | | | 01/08/2009 | A | 1 | (187713) | | | | |
| ARCHAMBAULT ROLAND H & | | | | 08/16/1982 | H | | (89400) | | | | |

| 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 | % |
| 701 | 10/19/2018 | 5 | OTHER | | 10/19/2018 | JMG | 100 | 100 |
| | | 14 | CYCLICAL GRO | | 12/13/2017 | NF | 100 | 100 |
| | 09/05/2015 | 7 | ALTERATIONS | 26,000 | 05/09/2016 | WFF | 100 | 100 |
| 75 | 01/31/2014 | 7 | ALTERATIONS | 3,200 | 08/14/2014 | RJM | 100 | 100 |
| 24 | 01/11/2013 | 2 | ADD | 7,500 | 08/14/2014 | RJM | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 41,814 | 12 | 1.00 | A | 1.00 | A | 1.00 | 230,160 | 1.27 | A | 1.00 | PV1 | 1.05 | | | 281,630 |

| TOTAL | 41,814 SF | ZONING | RR | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-----------|------------------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | NBHD 12 | N O T E | POND VIEW | | | LAND | 281,600 | 265,700 |
| St Ind | AVERAGE | | LAND | 286,000 | 274,100 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | TOTAL | 567,600 | 539,800 | | | |



DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------|
| |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 12/13/2017 | NF |
|----------|----|------|-----------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/21/2017 | NF |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 6/5/2018 | TD |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1970 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 420,634 | | |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,152 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 768 | | 65.42 | 50,242 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$365 | OVERALL | 1.050 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 768 | 1970 | 305.41 | 234,557 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 384 | 1970 | 195.01 | 74,884 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | EPA | N | ENCLOSED PORCH | 280 | | 76.07 | 21,300 | KITCHEN | A | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | WDK | N | WOOD DECK | 212 | | 41.16 | 8,726 | BATHS | A | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | D | BIG | N | BUILT-IN GARAGE | 200 | | 60.39 | 12,077 | HEAT/ELEC | A | | |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | F21 | O | O | FPL 2S 1OP | 1 | | 10,658.60 | 10,659 | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1970 / 53 |
| | | | | | | | | | | | | | | | | | | COND | 32 32 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 32 % GD 68 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$286,000 |