

Key: 6635

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.860

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCGRATH KEVIN & ERIN 295 SUMMIT ROAD ABINGTON, MA 02351				10-27-0				15 PINE VIEW DRIVE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCGRATH KEVIN & ERIN				06/24/2020	QS	540,000	33012-131	
				SORIANO DENNIS & PAULETTE				12/29/2003	QS	502,000	18070-160	
				THOMAS SCOTT R & LINDA L				11/05/2002	QS	390,000	15864-097	

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	%
736	06/24/2020	16	MLS REVIEW	540,000	02/03/2021	JMG	100	100
249	09/16/2014	3	OUT BUILDING	3,200	06/15/2015	MW	100	100
	03/25/2014	5	OTHER	20,924	06/15/2015	MW	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,055	12	1.00	12Q	1.00	A	1.00	230,160	2.81	A	1.00	R04	1.05			223,200

TOTAL	15,055 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	223,200	210,600			
St Ind	SLOUGH		BUILDING	576,100	544,300			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
TOTAL				801,600	757,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2014	120	21.39	2,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/6/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/6/2017	EST
STYLE	14	1.05	SALTBOX [100%]	REVIEW	2/3/2021	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,082	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,132		68.32	77,338
\$NLA(RCN)	\$346	OVERALL	1.100	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	269		48.80	13,129
				ROOF SHAPE	6	SALTBOX	1.00	+	BAS	L	BASE AREA	1,132	1973	307.21	347,765
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	950	1973	220.19	209,176
				FLOOR COVER	1	HARDWOOD	1.00	A	ATU	N	ATTIC UNF	269		64.62	17,382
				INT FINISH	2	DRYWALL	1.00	B	WDK	N	WOOD DECK	323		47.43	15,321
				HEATING/COOL	11	HTWT/CL AIR	1.05		BMG	O	BSMT GARAGE	2		3,743.15	7,486
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		12,282.70	12,283
									ODS	O	OUTDOOR SHOWER	1		2,922.20	2,922

TOTAL RCN	720,105	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			A
KITCHEN			V
BATHS			G
HEAT/ELEC			G

