

Key: 664

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 686

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MCGINNIS JAMES P & TIA S PO BOX 2187 BREWSTER, MA 02631				79-97-0				100 PILOTS WAY				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCGINNIS JAMES P & TIA S				03/15/1993	A	100	(129559)	
				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	%
24-488	06/26/2024	7	ALTERATIONS	9,500				0
24-234	03/12/2024	7	ALTERATIONS	185,000				0
24-74	02/01/2024	7	ALTERATIONS	15,000				0
366		7	ALTERATIONS	40,000				100

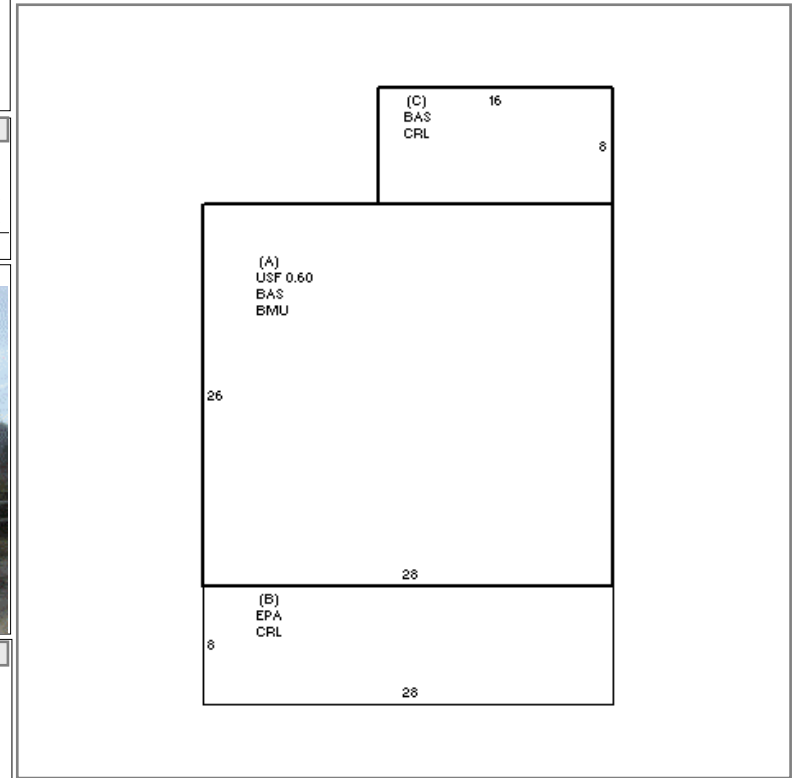
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,879 6	1.00	A	1.00	A	1.00	1,139,840	6.54	A	1.00	BGD 5.20	1,006,720

TOTAL	5,879 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	1,006,700	949,900
St Ind	AVERAGE		LAND	245,300	253,700			
Infl	AVERAGE		DETACHED	0	600			
			OTHER	0	0			
						TOTAL	1,252,000	1,204,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/12/2023	JMG
MODEL	1		RESIDENTIAL	LIST	12/12/2023	JMG
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	12/12/2023	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1928	SIZE ADJ	1.000
NET AREA	1,293	DETAIL ADJ	1.000
\$NLA(RCN)	\$316	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	5	MIN/OTHER	0.95
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	728		62.30	45,357
+	BAS	L	BASE AREA	856	1928	276.08	236,324
A	USF	L	UPPER STORY FIN	437	1928	185.72	81,161
B	CRL	N	BSMT CRAWL	224		30.37	6,802
B	EPA	N	ENCLOSED PORCH	224		72.45	16,229
C	CRL	N	BSMT CRAWL	128		30.37	3,887
	F21	O	FPL 2S 1OP	1		10,151.00	10,151
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	408.826
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	P
BATHS	F
HEAT/ELEC	A

EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$245,300