

Key: 6668

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.893

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MCGRATH JOHN F 3 PITCH PINE ROAD BREWSTER, MA 02631				33-46-0				3 PITCH PINE ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCGRATH JOHN F				12/30/2019	QS	337,000	(221510)					
MANSFIELD MARGERY E				02/23/2004	DC		(DOC# 958,263)					
MANSFIELD JAMES A & MARGE				01/28/1991	A	100	(122586)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,340	12 1.00	12N 1.00	A 1.00	230,160	2.49	A	1.00	R04	1.05	228,080

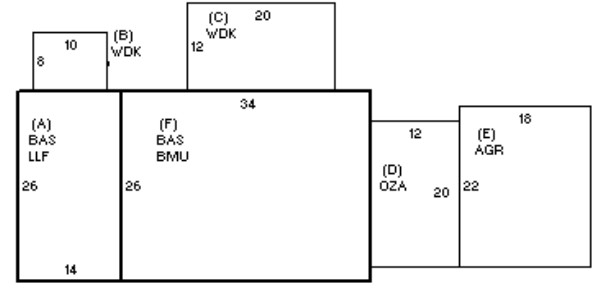
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
849	12/30/2019	15	SALE REVIEW	337,000	07/30/2020	JMG	100	100
109	11/08/2012	7	ALTERATIONS	13,965	01/30/2013	MR	100	100
260	02/22/2008	3	OUT BUILDING	1,500	04/02/2009	JH	100	100
	08/17/1990	5	OTHER	2,430	03/13/1991		100	100

LAND

TOTAL	17,340 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	228,100	215,200
St Ind	MILL POND		BUILDING	336,300	322,000			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
			TOTAL	565,600	538,400			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 6X10	2008	60	22.01	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/10/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/27/2007	REO
STYLE	1	1.00	RANCH [100%]	REVIEW	11/15/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	467,019		
NET AREA	1,612	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOWER LEVEL FIN	364	1974	141.48	51,499	CONDITION ELEM	CD		
\$NLA(RCN)	\$290	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,248	1974	246.50	307,632	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	320		39.20	12,544	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	D	OZA	N	OPEN BREEZEWAY	240		41.94	10,066	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	E	AGR	N	ATT GARAGE	396		41.38	16,385	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	F	BMU	N	BSMT UNFINISHED	884		59.00	52,156	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00		F11	O	FPL 1S 1OP	1		7,637.00	7,637				
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1977 / 46
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$336,300