

Key: 685

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 704

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CURRENT OWNER		PARCEL ID		LOCATION	
MACRORIE MICHAEL & MARIE F PO BOX 1849 BREWSTER, MA 02631		79-72-0		38 GRANDFATHERS LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MACRORIE MICHAEL & MARIE		11/17/2023	QS	1,625,000	36092-170
DOHERTY HAMILTON JR & KAR		10/12/1990	QS	170,000	7323-179
PERREAULT RALPH A		08/06/1990	F	100	7250-227

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 %
24-263	03/29/2024	7	ALTERATIONS	44,600			0 0
204	11/17/2023	15	SALE REVIEW	1,625,000	06/20/2024	JMG	100 100
134	03/08/2019	1	NEW CONSTRUC	500,000	06/17/2020	MR	100 100
247	02/08/2019	6	DEMO	10,000	06/17/2020	MR	100 100
	04/01/2016	7	ALTERATIONS	8,000	02/14/2017	NF	100 100

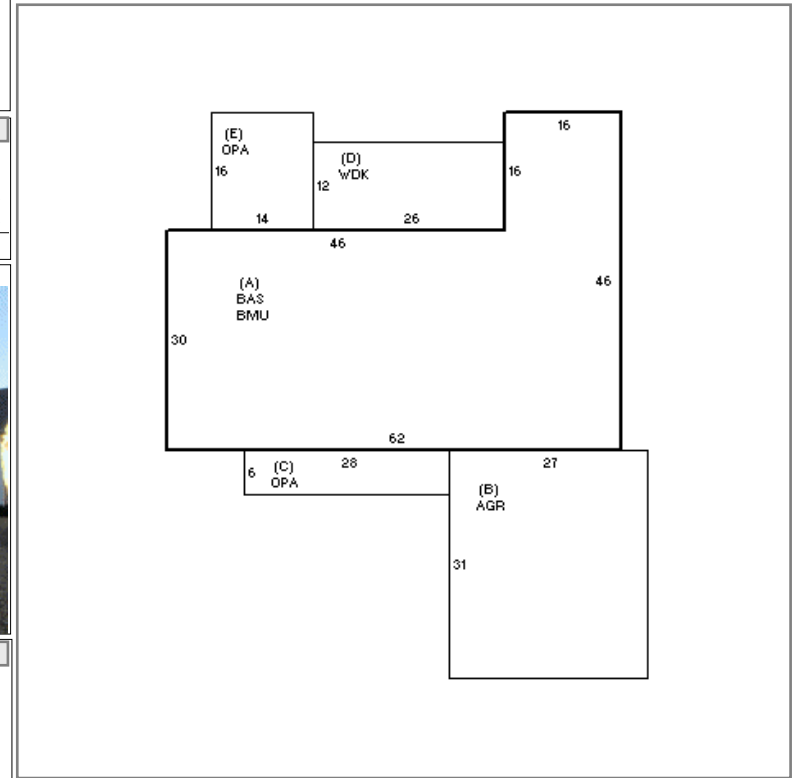
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	17,500	5	1.00	A	1.00	A	1.00	767,200	2.47	A	1.00	BA-	3.50			761,210

TOTAL	17,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	761,200	718,200			
St Ind	AVERAGE		BUILDING	837,700	799,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,598,900	1,517,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
INT ESTIMATED PER PLANS/EAGLEVIEW INFO @ DOOR 11/4/20



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BUILDING	CD	ADJ	DESC	MEASURE	11/4/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/4/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	1/5/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	872.632
NET AREA	2,116	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	2,116		63.83	135,070		
\$NLA(RCN)	\$412	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	2,116	2019	297.06	628,574		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	837		49.63	41,541		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	392		66.95	26,244		
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	312		52.49	16,376		
				INT FINISH	2	DRYWALL	1.00	GFP	O	GAS FIREPLACE	1			4,185.70	4,186		
				HEATING/COOL	9	WARM/CL AIR	1.03	ODS	O	OUTDOOR SHOWER	1			3,233.70	3,234		
				FUEL SOURCE	2	GAS	1.00										

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	\$17,407
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

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

EFF.YR/AGE	2019 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96

RCNLD	\$837,700
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