

Key: 6907

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.134

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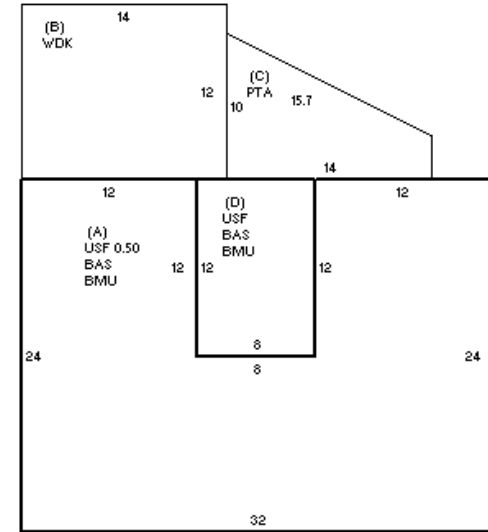
| CURRENT OWNER  |   |          |      | PARCEL ID  |      |                  |     | LOCATION     |     |    |            |           |
|--|---|----------|------|------------|------|------------------|-----|--------------|-----|----|------------|-----------|
| MAGUIRE MICHAEL D & IMRIE RACHEL J<br>7 ANNE WAY<br>BREWSTER, MA 02631 |   |          |      | 52-80-0    |      |                  |     | 7 ANNE WAY   |     |    |            |           |
| TRANSFER HISTORY   |   |          |      | DOS        | T    | SALE PRICE       |     | BK-PG (Cert) |     |    |            |           |
| MAGUIRE MICHAEL D & IMRIE  |   |          |      | 03/17/2017 | F    | 1 (212365)       |     |              |     |    |            |           |
| MAGUIRE MICHAEL D  |   |          |      | 10/08/2003 | QS   | 263,000 (170840) |     |              |     |    |            |           |
| WASHKEN DAVID J  |   |          |      | 04/03/2002 | QS   | 231,500 (164778) |     |              |     |    |            |           |
| CD   | T | AC/SF/UN | Nbhd | St Ind     | Infl | ADJ BASE         | SAF | Topo         | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100  | S | 22,638   | 14   | 1.00       | A    | 1.00             | A   | 1.00         |     |    |            | 262,610   |

| 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    | %   |
| 107       | 02/07/2018 | 7             | ALTERATIONS  | 12,104 | 05/31/2018 | NF | 100    | 100 |
| 548<br>NP | 07/10/2017 | 14            | CYCLICAL GRO | 5,200  | 08/01/2017 | NF | 100    | 100 |
|           |            | 3             | OUT BUILDING |        | 05/31/2018 | NF | 100    | 100 |
|           |            | 12            | CYCLICAL NON |        | 06/18/2007 | JH | 100    | 100 |

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| TOTAL  | 22,638 SF | ZONING | RM | FRNT | 0        | ASSESSED     | CURRENT        | PREVIOUS       |
|--------|-----------|--------|----|------|----------|--------------|----------------|----------------|
| Nbhd   | NBHD 14   | NOTE   |    |      | LAND     | 262,600      | 269,300        |                |
| St Ind | AVERAGE   |        |    |      | BUILDING | 289,500      | 273,400        |                |
| Infl   | AVERAGE   |        |    |      | DETACHED | 3,100        | 3,100          |                |
|        |           |        |    |      | OTHER    | 0            | 0              |                |
|        |           |        |    |      |          | <b>TOTAL</b> | <b>555,200</b> | <b>545,800</b> |

| TY  | QUAL | COND | DIM/NOTE      | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 10 0.90 12X14 | 2017 | 168   | 20.77     | 3,100 |



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| BUILDING | CD | ADJ  | DESC            | MEASURE                        | 8/1/2017  | NF  |
|----------|----|------|-----------------|--------------------------------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST                           | 8/1/2017  | EST |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW                         | 6/14/2018 | TD  |
| QUALITY  | A  | 1.00 | AVG [100%]      | BLDG COMMENTS<br>SCUTTLE ATTIC |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |                                |           |     |

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| YEAR BLT   | 1979  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 396,555 |            |            |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 1,200 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | + | BMU | N | BSMT UNFINISHED | 768   |      | 65.42     | 50,242  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$330 | OVERALL    | 1.050 | EXT COVER    | 1  | WD SHINGLE  | 1.00 | + | BAS | L | BASE AREA       | 768   | 1979 | 305.41    | 234,557 | EXTERIOR       | A       |            |            |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | + | USF | L | UPPER STORY FIN | 432   | 1979 | 195.01    | 84,245  | INTERIOR       | A       |            |            |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | B | WDK | N | WOOD DECK       | 168   |      | 41.16     | 6,915   | KITCHEN        | A       |            |            |
|            |       |            |       | FLOOR COVER  | 2  | SOFTWOOD    | 1.00 | C | PTA | N | PATIO           | 91    |      | 19.20     | 1,747   | BATHS          | A       |            |            |
|            |       |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 |   | F21 | O | FPL 2S 10P      | 1     |      | 10,658.60 | 10,659  | HEAT/ELEC      | A       |            |            |
|            |       |            |       | HEATING/COOL | 9  | WARM/CL AIR | 1.03 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       | FUEL SOURCE  | 1  | OIL         | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1979 / 44  |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         |                |         | COND       | 27 27 %    |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 27 % GD 73 |
|            |       |            |       |              |    |             |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$289,500  |