

Key: 6978

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.202

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MACKINNON ALICE LEE TRUSTEE THE ALICE LEE MACKINNON TRUST-2019 25 BEACHWOOD DRIVE BREWSTER, MA 02631				51-116-0				25 BEACHWOOD DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACKINNON ALICE LEE TRUST				11/25/2019	F	1	32493-340				
MACKINNON ALICE LEE				03/07/2013	H	1	27189-345				
MACKINNON RODERICK & ALIC				06/30/1993	QS	165,000	8655-047				

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	%
869	10/08/2013	7	ALTERATIONS	10,000	08/21/2014	RJM	100	100
87	02/24/2000	5	OTHER	7,000	06/08/2000	LB	100	100
525	09/13/1999	2	ADD	60,000	06/08/2000	LB	100	100

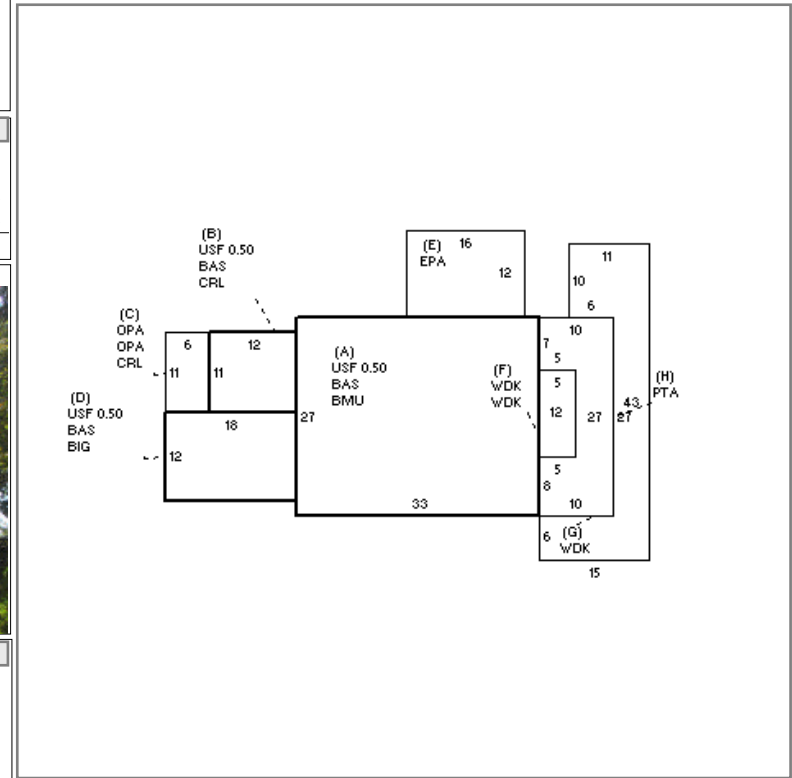
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	52,272	14 1.00	A 1.00	A 1.00	552,384	1.10	10 0.90	PF4	2.80		731,800

TOTAL	1.200 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	T=ABUTS BOAT RAMP HSE # 25 ISSUED BY BFD 6/17/99				LAND	731,800	690,400
St Ind	AVERAGE					BUILDING	460,300	434,700
Infl	AVERAGE					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,192,100	1,125,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/16/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/16/2017	NF
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	7/17/2020	JMG
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
NO STAIRS TO WATER

G

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	676,981					
NET AREA	1,859	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	891		72.86	64,923	CONDITION ELEM	CD					
\$NLA(RCN)	\$364	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,239	1965	304.43	377,186	EXTERIOR	G					
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	620	1965	227.05	140,773	INTERIOR	A					
				ROOF COVER	1	ASPH/CMP SH	1.00	B	CRL	N	BSMT CRAWL	132		37.50	4,950	KITCHEN	A					
				FLOOR COVER	1	HARDWOOD	1.00	C	CRL	N	BSMT CRAWL	66		37.50	2,475	BATHS	A					
				INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	132		61.75	8,151	HEAT/ELEC	A					
				HEATING/COOL	2	HOT WATER	1.00	D	BIG	N	BUILT-IN GARAGE	216		69.66	15,047							
				FUEL SOURCE	1	OIL	1.00	E	EPA	N	ENCLOSED PORCH	192		94.45	18,134							
													+	WDK	N	WOOD DECK	330	48.41	15,976			
													H	PTA	N	PATIO	335	16.69	5,592			
													F21	O	FPL 2S 1OP	1	12,536.50	12,537				
													EFF.YR/AGE		1969 / 54							
													COND	32 32 %								
													FUNC	0								
													ECON	0								
													DEPR	32	% GD	68						
													RCNLD			\$460,300						