

Key: 6988

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.212

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CURRENT OWNER				PARCEL ID				LOCATION			
MCGRATH JOHN E & VIVIENNE L 71 LAKE SHORE DRIVE BREWSTER, MA 02631				51-59-0				71 LAKE SHORE DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MCGRATH JOHN E & VIVIENNE				03/03/2022	QS	693,500		(229309)			
ELDRIDGE THOMAS & CYNTHIA				04/14/1983	H			(91507)			

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	%
SR22-4	06/27/2022	3	OUT BUILDING	5,100	05/07/2023	NMP	100	100
	03/03/2022	15	SALE REVIEW	693,500	04/03/2023	JMG	100	100
		14	CYCLICAL GRO		09/07/2017	NF	100	100
	02/04/2014	7	ALTERATIONS	2,500	06/02/2015	MW	100	100

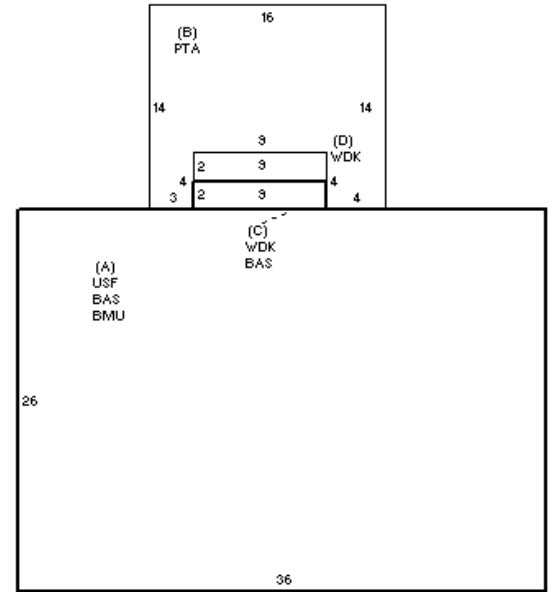
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	55,321	14	1.00	A	1.00	A	1.00	252,080	1.07	A	1.00	R03	1.15			341,330

TOTAL	1.270 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	341,300	350,000
St Ind	AVERAGE		LAND	375,900	355,100			
Infl	AVERAGE		BUILDING	2,100	2,100			
			OTHER	0	0			
						TOTAL	719,300	707,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 8X12	2022	96	22.01	2,100



BUILDING	CD	ADJ	DESC	MEASURE	9/7/2017	NF
MODEL	1		RESIDENTIAL	LIST	9/7/2017	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	8/7/2023	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,890	DETAIL ADJ	1.000
\$NLA(RCN)	\$284	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	\$11,024
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		62.54	58,537
A	USF	L	UPPER STORY FIN	936	1977	192.89	180,546
B	PTA	N	PATIO	188		16.01	3,010
+	BAS	L	BASE AREA	954	1977	282.19	269,212
+	WDK	N	WOOD DECK	36		41.55	1,496
F22	O		FPL 2S 2OP	1		13,220.30	13,220

TOTAL RCN	537,046
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70

RCNLD	\$375,900
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