**Key: 7083**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,311

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| MCMAHON LESLIE A TRUSTEE<br>MCMAHON FAMILY REALTY TRUST<br>17 MEADOW GLEN LANE<br>BREWSTER, MA 02631 | 51-18-0 | 17 MEADOW GLEN LANE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| MCMAHON LESLIE A TRUSTEE | 04/26/2016 | F | 1 | 29605-29 |
| MCMAHON LESLIE A | 02/25/2004 | H | 1 | 18252-323 |
| MCMAHON DONALD A & LESLIE | 07/31/1984 | XX | 79,900 | 4196-283 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

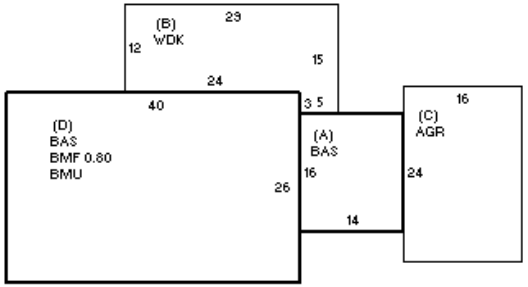
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 25 | 01/26/2010 | 7 | ALTERATIONS | 1,420 | 12/22/2010 | MR | 100 | 100 |
| NP | | 12 | CYCLICAL NON | | 04/24/2007 | JH | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 19,500 | 14 1.00 | A 1.00 | A 1.00 | 252,080 | 2.26 | A 1.00 | R03 1.15 | | | 254,990 |

| TOTAL | 19,500 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 14 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 255,000 | 261,500 |
| BUILDING | 348,000 | 328,700 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **603,000** | **590,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 03/28/2018

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 1.00 | RANCH [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 3/28/2018 | NF |
|---|---|---|
| LIST | 7/14/2007 | JH |
| REVIEW | 12/23/2019 | MR |

| YEAR BLT | 1973 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,264 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $372 | OVERALL | 1.050 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $8,190 |
| GARAGE SPACES | 1 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR & WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLE | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 11 | HTWT/CL AIR | 1.05 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 1,264 | 1973 | 258.83 | 327,155 |
| B | WDK | N | WOOD DECK | 363 | | 41.16 | 14,942 |
| C | AGR | N | ATT GARAGE | 384 | | 43.44 | 16,682 |
| D | BMU | N | BSMT UNFINISHED | 1,040 | | 59.29 | 61,658 |
| D | BMF | N | BSMT FINISH | 832 | | 37.38 | 31,100 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,018.90 | 8,019 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,535.80 | 2,536 |

| TOTAL RCN | 470,282 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 1981 / 42 | |
|---|---|---|
| COND | 26 | 26 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 26 | % GD 74 |
| RCNLD | | $348,000 |