

Key: 7219

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.447

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCCAFFERY JEFFREY R & CROWNSHAW SAMANTHA J 54 NEWPORT ROAD BREWSTER, MA 02631				84-11-0				54 NEWPORT ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				06/03/2019	V	375,000	32065-7				
				08/10/1987	XX		5880-27				

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	%
2021-22		13	SPLIT/SUB/LA		05/22/2020	JMG	100	100
NP 734	06/03/2019	16	MLS REVIEW	375,000	05/22/2020	JMG	100	100
	11/29/2004	12	CYCLICAL NON ALTERATIONS	836	11/14/2011	MR	100	100
		12	CYCLICAL NON		11/25/2003	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,000	15	1.00	A	1.00	A	1.00	R04	1.50		353,470

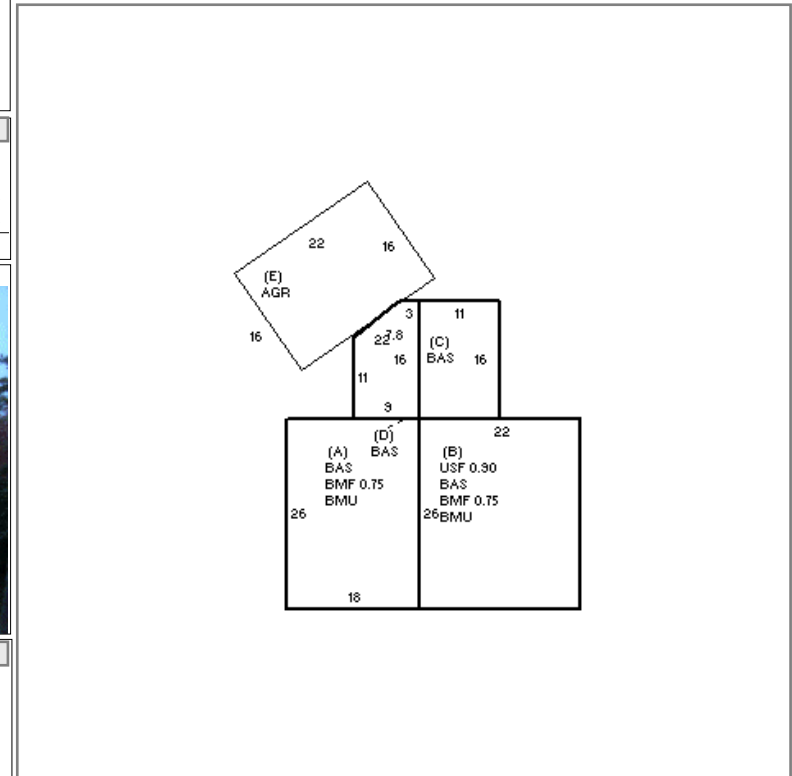
TOTAL	26,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	N O T E FY21 Combine with 84-10 to remain 84-11; Lots 241 & 242 on Plan Bk 159 Pg 101	LAND	353,500	333,500			
St Ind	AVERAGE		BUILDING	403,500	381,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
		<b>TOTAL</b>		<b>757,000</b>	<b>714,500</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/14/2011	MR
MODEL	1		RESIDENTIAL	LIST	11/18/2011	MR
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/22/2020	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,040		56.46	58,722
EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	780		37.59	29,323
ROOF SHAPE	3	GAMBREL	1.00	B	USF	L	UPPER STORY FIN	515	2002	185.72	95,648
ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,345	1973	246.50	331,543
FLOOR COVER	3	W/W CARPET	1.00	E	AGR	N	ATT GARAGE	352		41.38	14,564
INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,637.00	7,637
HEATING/COOL	5	ELECTRIC BB	1.00								
FUEL SOURCE	3	ELECTRIC	0.95								



YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,860	DETAIL ADJ	1.000
\$NLA(RCN)	\$293	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,800	
GARAGE SPACES	0	1.00	
% BSMT FIN	75	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

TOTAL RCN	545,237
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1981 / 42
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$403,500