Key: 7259

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,487

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACDONALD MARTIN L & ST GERMAIN JOANNE 4 MATHESON ROAD BREWSTER, MA 02631	84-2-0	4 MATHESON ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACDONALD MARTIN L &	11/09/2021	F	1	34647-246
MACDONALD MARTIN L	08/11/2010	F	1	24743-293
MACDONALD MARTIN L & MART	05/30/2007	QS	410,000	22067-8

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

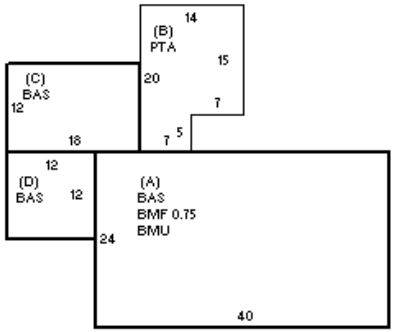
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
377	05/03/2013	7	ALTERATIONS	30,000	08/21/2014	RJM	100	100
NP		12	CYCLICAL NON		11/14/2011	MR	100	100
751	12/14/2005	2	ADD	4,000	04/19/2006	JB	100	100
285	05/26/2005	7	ALTERATIONS	30,000	04/19/2006	JB	100	100
		12	CYCLICAL NON		11/24/2003	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,000	15 1.00	A 1.00	A 1.00	328,800	1.75	A 1.00	R04 1.50			356,160

TOTAL	27,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	356,200	336,000
BUILDING	355,900	340,000
DETACHED	10,700	10,600
OTHER	0	0
TOTAL	**722,800**	**686,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	20 0.80	16X22		352	31.80	9,000
SHF	A 1.00	20 0.80	8X12	1997	96	22.01	1,700

PHOTO 03/10/2021

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	3/10/2021	NF
LIST	11/16/2011	MR
REVIEW	11/9/2021	EMZ

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,320	DETAIL ADJ	1.000
$NLA(RCN)	$333	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,017
GARAGE SPACES	0	1.00
% BSMT FIN	75	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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	960		60.77	58,339
A	BMF	N	BSMT FINISH	720		38.72	27,879
B	PTA	N	PATIO	245		14.74	3,611
C	BAS	L	BASE AREA	216	2005	253.89	54,841
+	BAS	L	BASE AREA	1,104	1965	253.90	280,300
	F11	O	FPL 1S 1OP	1		7,866.10	7,866
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	439,341
CONDITION ELEM	CD
EXTERIOR	E
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	G

EFF.YR/AGE	1995 / 28		
COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD	$355,900		