

Key: 7297

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.526

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CURRENT OWNER				PARCEL ID				LOCATION														
MCCULLOUGH FREDERIC & CINDY B 29 KAILEYS WAY GROTON, MA 01450				73-61-0				61 LONG POND CIRCLE														
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)															
MCCULLOUGH FREDERIC & CIN				03/02/2015	A	400,000	28711-162															
MCCULLOUGH WILLIAM H &				05/18/2012	QS	395,000	26345-4															
GOLDSTEIN ALVIN G TRUSTE				10/30/2000	F	10	13330-169															
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	19,600	15	1.00	A	1.00	A	1.00	328,800	2.25	A	1.00	R04	1.50								332,740

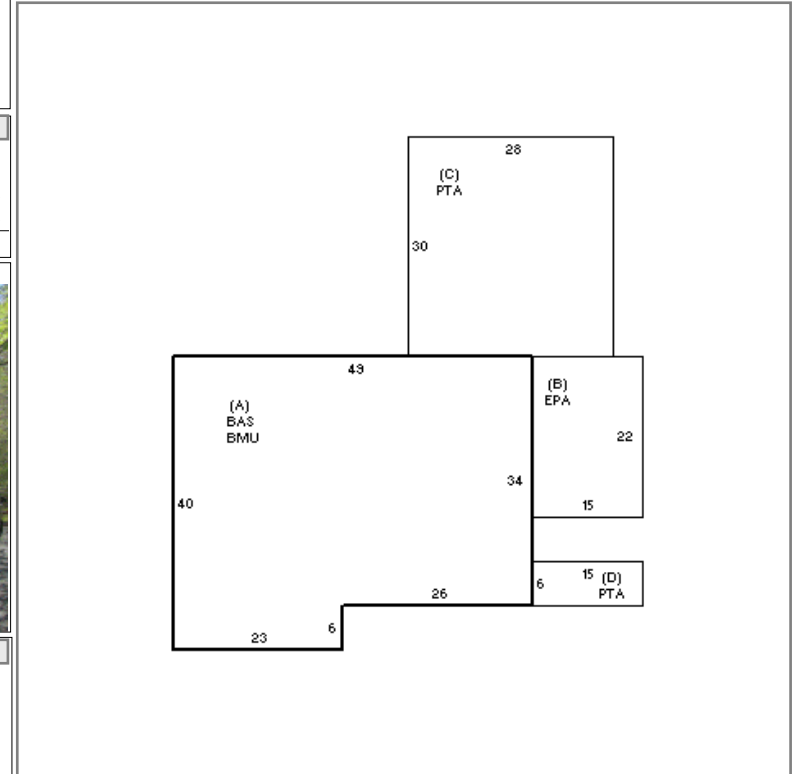
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-385	04/10/2023	7	ALTERATIONS	29,500	05/21/2024	TCK	100	100
31	01/12/2015	7	ALTERATIONS	5,000	04/22/2016	WFF	100	100
		12	CYCLICAL NON		01/05/2004	TG	100	100
549	11/19/1993	1	NEW CONSTRUC	140,000	01/01/1995	RD	100	100
120	03/31/1993	5	OTHER	2,000	01/01/1995	RD	100	100

TOTAL	19,600 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE				LAND	332,700	313,900
St Ind	AVERAGE		LAND	471,400	450,600			
Infl	AVERAGE		BUILDING	800	800			
			DETACHED	0	0			
						OTHER		
						TOTAL	804,900	765,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8X8		64	22.01	800

PHOTO 06/05/2024

BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	3/13/2021	NF
MODEL	1		RESIDENTIAL	LIST	6/1/2016	WFF
STYLE	1	1.00	RANCH [100%]	REVIEW	6/5/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	574,871		
NET AREA	1,804	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,804		51.35	92,636	CONDITION ELEM	CD		
\$NLA(RCN)	\$319	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,804	1994	238.66	430,545	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	330		70.48	23,257	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	PTA	N	PATIO	840		12.28	10,318	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	D	PTA	N	PATIO	90		18.84	1,695	BATHS	G		
				INT FINISH	2	DRYWALL	1.00		GEN	O	GENERATOR	1		0.00		HEAT/ELEC	A		
				HEATING/COOL	9	WARM/CL AIR	1.03		GFP	O	GAS FIREPLACE	1		3,219.80	3,220				
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488				
																		EFF.YR/AGE	1997 / 26
																		COND	18 18 %
																		FUNC	0
																		ECON	0
																		DEPR	18 % GD 82
																		RCNLD	\$471,400

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	\$10,712
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00