

Key: 7318

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.547

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MCCANN JENNA MARIE & HARRISON F C/O MCCANN HARRISON F & JENNA M TRUSTEES 15 MEADOWSWEET ROAD SHREWSBURY, MA 01545		84-39-0		42 WOODWARD ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCCANN HARRISON F & JENNA		08/01/2024	F	100	36497-342
MCCANN JENNA MARIE & HARR		08/04/2022	QS	500,000	35289-209
MONETTE STACY L		09/23/2021	F	1	34500-55

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	%
700	08/04/2022	16	MLS REVIEW	500,000	06/06/2023	JMG	100	100
605	07/30/2021	7	ALTERATIONS	7,100	04/13/2022	TCK	100	100
	09/15/2020	77	SOLAR PANELS	7,865	12/23/2020	NF	100	100
	06/02/2020	16	MLS REVIEW	320,000	01/28/2021	JMG	100	100
NP		12	CYCLICAL NON		11/18/2011	MR	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,900	15	1.00	A	1.00	A	1.00	R04	1.50		321,450

TOTAL	15,900 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE	LAND	321,500	303,300			
St Ind	AVERAGE		BUILDING	170,700	161,200			
Infl	AVERAGE		DETACHED	1,900	1,900			
			OTHER	0	0			
			TOTAL	494,100	466,400			

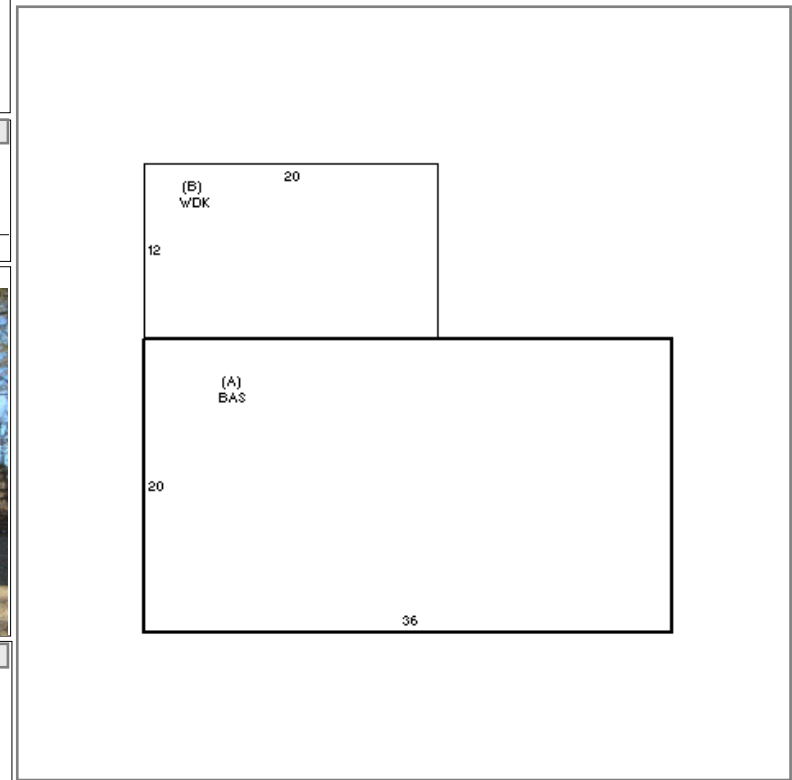
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12		96	22.01	1,900



BLDG COMMENTS

11 SOLAR PANELS

BUILDING	CD	ADJ	DESC	MEASURE	3/13/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/13/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	6/6/2023	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	720	DETAIL ADJ	1.000
\$NLA(RCN)	\$304	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,705	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	720	1969	276.33	198,955
EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	240		37.24	8,938
ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,255.20	7,255
ROOF COVER	1	ASPH/CMP SH	1.00								
FLOOR COVER	5	VINYL	1.00								
INT FINISH	2	DRYWALL	1.00								
HEATING/COOL	5	ELECTRIC BB	1.00								
FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	218,853
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$170,700