

Key: 7339

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.568

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCGIRR JOHN M 51 NEWPORT ROAD BREWSTER, MA 02631				84-8-0				51 NEWPORT ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGIRR JOHN M				11/13/2007	QS	290,000	22469-50				
DAVIDSON EDWIN M & RHODA				12/05/1979	XX	40,625	3026-85				

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	%
214	04/30/2003	12	CYCLICAL NON		11/14/2011	MR	100	100
		12	CYCLICAL NON		11/25/2003	JB	100	100
		7	ALTERATIONS	3,855			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,500	15 1.00	A 1.00	A 1.00	328,800	3.30	A 1.00	R04	1.50		311,180

TOTAL	12,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE				LAND	311,200	293,600
St Ind	AVERAGE		LAND	214,400	205,200			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
						TOTAL	526,800	500,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90		156	8.55	1,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/10/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/14/2011	MR
STYLE	1	1.00	RANCH [100%]	REVIEW	11/9/2021	EMZ
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	884	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	884		74.84	66,162
\$NLA(RCN)	\$337	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	884	1978	248.47	219,650
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	240		35.28	8,467
				ROOF COVER	1	ASPH/CMP SH	1.00								
				FLOOR COVER	3	W/W CARPET	1.00								
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	2	HOT WATER	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	297,788	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT/ELEC			A
EFF.YR/AGE	1978 / 45		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD			\$214,400

