Key: 7378

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,608

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACINNES RICHARD B TRUSTEE &	83-22-0	66 BEECHTREE DRIVE
MACINNES CAROL J TRUSTEE		
66 BEECHTREE DRIVE		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACINNES RICHARD B TRUSTE	09/13/2018	F	1	31526-81
MACINNES RICHARD & CAROL	09/09/1991	QS	150,000	7673-002

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

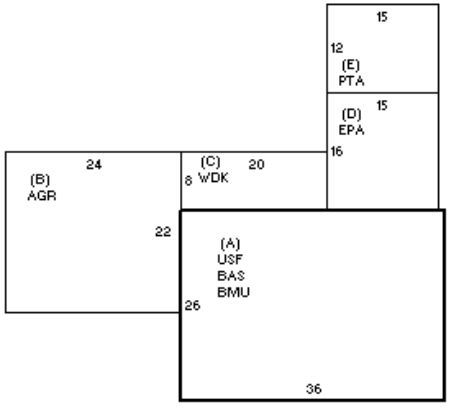
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
202	03/17/2020	7	ALTERATIONS	2,994	12/23/2020	NF	100	100
		12	CYCLICAL NON		05/18/2016	WFF	100	100
511	10/13/2010	2	ADD	3,500	01/20/2011	JH	100	100
818	11/17/2006	2	ADD	7,000	08/13/2007	JH	100	100
		12	CYCLICAL NON		12/17/2003	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,500	17 1.00	A 1.00	A 1.00	252,080	1.52	A 1.00	R05 1.15			286,400

TOTAL	32,500 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 17	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	286,400	270,200
BUILDING	426,900	403,200
DETACHED	0	0
OTHER	0	0
TOTAL	**713,300**	**673,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/23/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/18/2016	WFF
LIST	9/20/2007	JH
REVIEW	1/26/2021	MR

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,872	DETAIL ADJ	1.000
$NLA(RCN)	$304	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,920
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		61.95	57,985
A	BAS	L	BASE AREA	936	1983	279.53	261,641
A	USF	L	UPPER STORY FIN	936	1983	191.07	178,842
B	AGR	N	ATT GARAGE	528		40.73	21,505
C	WDK	N	WOOD DECK	160		41.16	6,586
D	EPA	N	ENCLOSED PORCH	240		76.07	18,257
E	PTA	N	PATIO	180		15.86	2,855
	F21	O	FPL 2S 1OP	1		10,658.60	10,659

TOTAL RCN	569,250

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1983 / 40		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	$426,900		