

Key: 7634

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.860

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MCLEAN HENRY JOHN PO BOX 1197 BREWSTER, MA 02631				97-138-0				251 MAGNET WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
MCLEAN HENRY JOHN				05/30/2017	A	284,000		(213040)				
MCLEAN LEON J JR &				08/19/2014	F	1		(204211)				
MCLEAN LEON J JR & LINDA				08/21/1985	XX	32,000		(103012)				
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,093	13	1.00	A	1.00	A	1.00	R02	1.00		254,540

LAND

TOTAL	35,093 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	254,500	240,100
St Ind	AVERAGE		BUILDING	429,300	405,400			
Infl	AVERAGE		DETACHED	3,300	3,200			
			OTHER	0	0			
						TOTAL	687,100	648,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	15 0.85	12X 14	2005	168	22.85
DDK	A	1.00	NV 0.00	HANDICAP RAM		100	12.50



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/16/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/16/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	1/14/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
35 SOLAR PANELS
INFO @ DOOR 10/16/20

LOADING

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,620	DETAIL ADJ	1.000
\$NLA(RCN)	\$349	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$7,150	
GARAGE SPACES	1	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	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,620		56.27	91,155
A	BAS	L	BASE AREA	1,620	1985	260.30	421,693
B	EPA	N	ENCLOSED PORCH	30		128.41	3,852
C	AGR	N	ATT GARAGE	308		46.46	14,310
D	WDK	N	WOOD DECK	426		43.12	18,369
	F11	O	FPL 1S 10P	1		8,400.70	8,401

TOTAL RCN	564,929
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$429,300

