Key: 7637

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,863

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CALLAHAN ALICE E HEIRS OF C/O BERTRAND ERIK S & CASTRO MAURY A 250 MAGNET WAY BREWSTER, MA 02631	97-139-0	250 MAGNET WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BERTRAND ERIK S & CASTRO	01/29/2024	QS	655,000	(235019)
CALLAHAN ALICE E HEIRS OF	06/15/2023	DC		(102341)
CALLAHAN ALICE E	06/04/2010	DC		(102341)

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

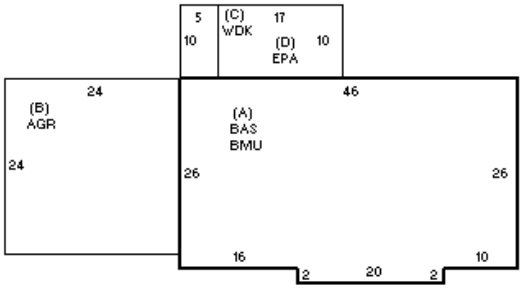
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-144	02/28/2024	7	ALTERATIONS	9,808			0	0
356	06/02/2006	2	ADD	23,490	08/08/2007	JH	100	100
		12	CYCLICAL NON		08/17/2003	TG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,281	13 1.00	A 1.00	A 1.00	219,200	1.36	A 1.00	R02 1.00			261,040

TOTAL	38,281 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	261,000	246,300
BUILDING	341,200	322,200
DETACHED	0	0
OTHER	0	0
TOTAL	**602,200**	**568,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/16/2020

BLDG COMMENTS

INFO @ DOOR 10/16/20

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/16/2020	TCK
LIST	8/8/2007	JH
REVIEW	10/20/2020	EMZ

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	1,236	DETAIL ADJ	1.000
$NLA(RCN)	$358	OVERALL	0.960

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,237
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
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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,236		57.38	70,924
A	BAS	L	BASE AREA	1,236	1987	260.30	321,736
B	AGR	N	ATT GARAGE	576		40.05	23,070
C	WDK	N	WOOD DECK	50		41.40	2,070
D	EPA	N	ENCLOSED PORCH	170		80.76	13,729
	GFP	O	GAS FIREPLACE	1		3,301.10	3,301

TOTAL RCN 443,067

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

EFF.YR/AGE 1987 / 36

COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77

RCNLD $341,200