

Key: 7644

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.871

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LAND

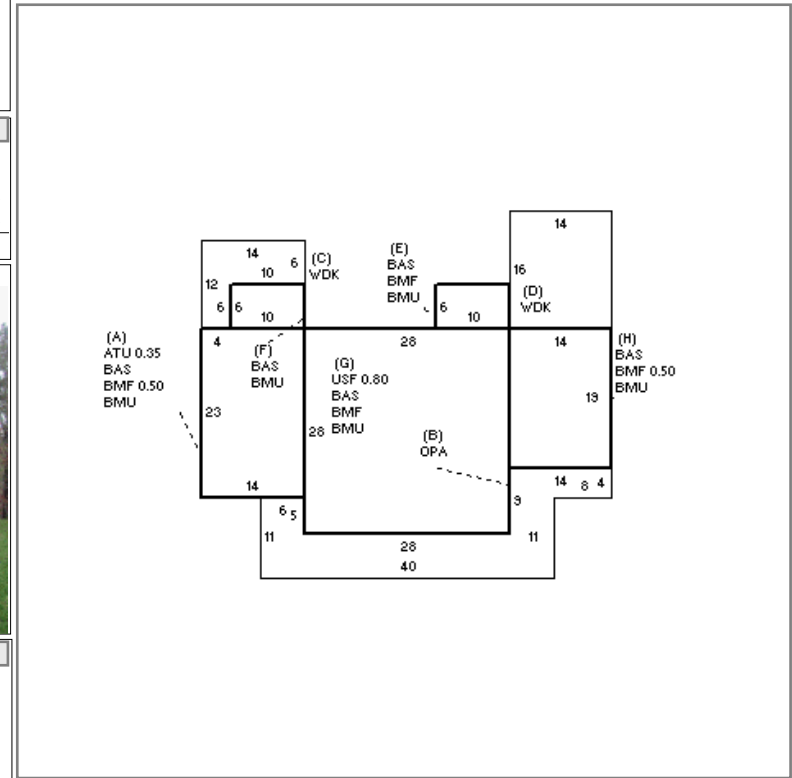
CURRENT OWNER				PARCEL ID				LOCATION								
LABONTE TROY J & EMILY F 90 MAGNET WAY BREWSTER, MA 02631				109-8-0				90 MAGNET WAY								
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
				LABONTE TROY J & EMILY F				07/27/2017	QS	605,000	(213605)					
				BAUSCH GEORGE A & JANET L				09/07/1994	QS	43,700	(134918)					
				GREGORY & MEGHAN TOMASIAN				11/12/1991	QS	51,500	N/A-N/A					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	43,672	13	1.00	A	1.00	A	1.00	219,200	1.24	A	1.00	R02	1.00		272,440

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	%
518	06/18/2018	7	ALTERATIONS	2,652	07/11/2019	TCK	100	100
	07/13/2017	16	MLS REVIEW	605,000	07/18/2018	JMG	100	100
		12	CYCLICAL NON		05/08/2013	SF	100	100
284	04/03/2013	7	ALTERATIONS	4,200	08/18/2014	RJM	100	100
549	10/10/2008	7	ALTERATIONS	1,500	03/16/2009	JH	100	100

DET
ACHED

TOTAL	1.003 Acres				ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13				NOTE			LAND	272,400	257,000	
St Ind	AVERAGE					LAND		BUILDING	610,300	583,500	
Infl	AVERAGE					DETACHED		OTHER	1,700	1,700	
						OTHER		TOTAL	884,400	842,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	20 0.80	8 X 10	2008	80	26.41	1,700



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BUILDING	CD	ADJ	DESC	MEASURE	12/21/2020	TCK
MODEL	1		RESIDENTIAL	LIST	7/28/2003	TG
STYLE	4	1.02	CAPE [100%]	REVIEW	2/12/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	2,119	DETAIL ADJ	1.000
\$NLA(RCN)	\$347	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		10	\$14,586
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		2	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	+	BMU	N	BSMT UNFINISHED	1,492		59.05	88,101
EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	1,138		38.23	43,501
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,492	1996	271.04	404,394
ROOF COVER	1	ASPH/CMP SH	1.00	A	ATU	N	ATTIC UNF	113		59.91	6,770
FLOOR COVER	1	HARDWOOD	1.00	B	OPA	N	OPEN PORCH	356		56.10	19,972
INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	332		43.98	14,602
HEATING/COOL	2	HOT WATER	1.00	G	USF	L	UPPER STORY FIN	627	1996	206.28	129,336
FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		11,389.40	11,389
					ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710

TOTAL RCN	735.360	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1999 / 24	
COND	17 17 %	
FUNC	0	
ECON	0	
DEPR	17 % GD	83
RCNLD	\$610,300	