Key: 7646

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,873

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOLMES COLLIN F & MARGARET S **42 MAGNET WAY** **BREWSTER, MA 02631**	**109-10-0**	**42 MAGNET WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HOLMES COLLIN F & MARGARE	06/07/1996	QS	47,000	(140956)

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

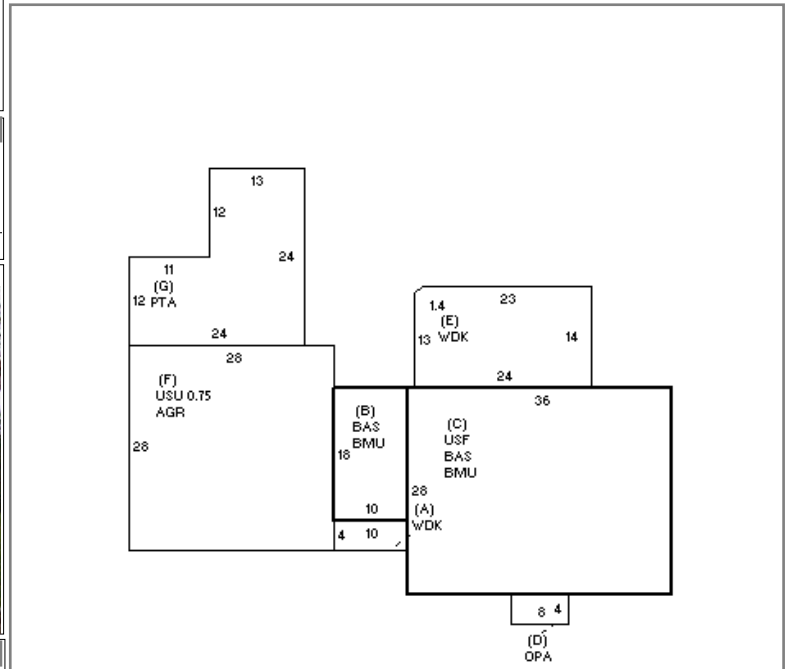
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		12/21/2020	TCK	100	100
851	10/25/2017	3	OUT BUILDING	9,277	05/22/2018	NF	100	100
		12	CYCLICAL NON		05/10/2013	SF	100	100
620	10/22/2002	1	NEW CONSTRUC	30,000	04/15/2003	TN	100	100
186	04/14/1998	5	OTHER	6,000	07/15/1999	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,529	13 1.00	A 1.00	A 1.00	219,200	1.24	A 1.00	R02 1.00			272,180

TOTAL	43,529 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	272,200	256,800
BUILDING	679,100	649,000
DETACHED	3,100	3,100
OTHER	0	0
TOTAL	**954,400**	**908,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	12X14	2017	168	20.77	3,100

PHOTO 12/21/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/21/2020	TCK
LIST	12/21/2020	EST
REVIEW	2/12/2021	MR

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	2,196	DETAIL ADJ	1.000
$NLA(RCN)	$377	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,922
GARAGE SPACES	2	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	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	376		49.86	18,748
+	BMU	N	BSMT UNFINISHED	1,188		71.82	85,323
+	BAS	L	BASE AREA	1,188	1998	322.95	383,670
C	USF	L	UPPER STORY FIN	1,008	1998	224.31	226,104
D	OPA	N	OPEN PORCH	32		63.60	2,035
F	AGR	N	ATT GARAGE	784		47.15	36,964
F	USU	N	UPPER STORY UNF	588		71.78	42,206
G	PTA	N	PATIO	444		16.18	7,184
	F21	O	FPL 2S 1OP	1		12,912.10	12,912
	ODS	O	OUTDOOR SHOWER	1		3,071.90	3,072

TOTAL RCN	828,141

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

EFF.YR/AGE	1998 / 25		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD			$679,100