

Key: 7674

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.901

LEGAL

LAND

DETACHED

BUILDING

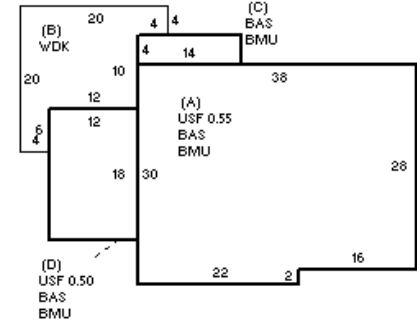
| CURRENT OWNER  |  | PARCEL ID  | LOCATION      |            |              |  |
|--|--|------------|---------------|------------|--------------|--|
| MACDONALD KATHRYN H<br>29 MAGNET WAY<br>BREWSTER, MA 02631 |  | 97-128-0   | 29 MAGNET WAY |            |              |  |
| TRANSFER HISTORY   |  | DOS        | T             | SALE PRICE | BK-PG (Cert) |  |
| MACDONALD KATHRYN H  |  | 05/19/2021 | F             |            | 1 (226298)   |  |
| MACDONALD EDUARDO J & KATH                                 |  | 09/19/1985 | XX            |            | 1 (98272)    |  |

| 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    | 06/07/2021 | 7             | ALTERATIONS  | 7,200  | 04/15/2022 | TCK | 100    | 100 |
| 561    | 07/08/2013 | 7             | ALTERATIONS  | 4,300  | 08/18/2014 | RJM | 100    | 100 |
|        |            | 12            | CYCLICAL NON |        | 05/08/2013 | SF  | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 50,530   | 13   | 1.00   | A    | 1.00     | A   | 1.00 | 219,200 | 1.13 | A          | 1.00      | R02 | 1.00 |  |  | 286,870 |

| TOTAL  | 1.160 Acres | ZONING | RL           | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|--------|-------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd   | NBHD 13     | NOTE   | LAND         | 286,900        | 270,600        |          |         |          |
| St Ind | AVERAGE     |        | BUILDING     | 457,600        | 437,600        |          |         |          |
| Infl   | AVERAGE     |        | DETACHED     | 0              | 0              |          |         |          |
|        |             |        | OTHER        | 0              | 0              |          |         |          |
|        |             |        | <b>TOTAL</b> | <b>744,500</b> | <b>708,200</b> |          |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS

INFO @ DOOR 10/15/20

| BUILDING | CD | ADJ  | DESC            | MEASURE | 10/15/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 7/28/2003  | JB  |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 4/28/2022  | MR  |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |            |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |            |     |

| YEAR BLT      | 1986  | SIZE ADJ   | 1.000   | ELEMENT      | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 586,682    |  |
|---------------|-------|------------|---------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|--|
| NET AREA      | 2,097 | DETAIL ADJ | 1.000   | FOUNDATION   | 4  | FLR & WALL  | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,380 |      | 55.43     | 76,488  | CONDITION ELEM | CD         |  |
| \$NLA(RCN)    | \$280 | OVERALL    | 1.020   | EXT COVER    | 1  | WD SHINGLE  | 1.00 | + | BAS | L | BASE AREA       | 1,380 | 1986 | 251.43    | 346,973 | EXTERIOR       | G          |  |
|               |       |            |         | ROOF SHAPE   | 1  | GABLE       | 1.00 | + | USF | L | UPPER STORY FIN | 717   | 1986 | 187.52    | 134,455 | INTERIOR       | A          |  |
|               |       |            |         | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | B | WDK | N | WOOD DECK       | 264   |      | 39.98     | 10,556  | KITCHEN        | A          |  |
|               |       |            |         | FLOOR COVER  | 2  | SOFTWOOD    | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 7,789.70  | 7,790   | BATHS          | A          |  |
|               |       |            |         | INT FINISH   | 2  | DRYWALL     | 1.00 |   | ODS | O | OUTDOOR SHOWER  | 1     |      | 2,463.30  | 2,463   | HEAT/ELEC      | A          |  |
|               |       |            |         | HEATING/COOL | 2  | HOT WATER   | 1.00 |   |     |   |                 |       |      |           |         |                |            |  |
|               |       |            |         | FUEL SOURCE  | 1  | OIL         | 1.00 |   |     |   |                 |       |      |           |         |                |            |  |
| CAPACITY      |       | UNITS      | ADJ     |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |  |
| STORIES       |       | 1.5        | 1.00    |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |  |
| ROOMS         |       | 6          | 1.00    |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |  |
| BEDROOMS      |       | 3          | 1.00    |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |  |
| BATHROOMS     |       | 2          | 1.00    |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |  |
| FIXTURES      |       | 6          | \$7,956 |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |  |
| GARAGE SPACES |       | 0          | 1.00    |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |  |
| % BSMT FIN    |       | 0          | 1.00    |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |  |
| # 1/2 BATHS   |       | 0          | 1.00    |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |  |
| # OF UNITS    |       | 1          | 1.00    |              |    |             |      |   |     |   |                 |       |      |           |         |                |            |  |
|               |       |            |         |              |    |             |      |   |     |   |                 |       |      |           |         | EFF. YR/AGE    | 1989 / 34  |  |
|               |       |            |         |              |    |             |      |   |     |   |                 |       |      |           |         | COND           | 22 22 %    |  |
|               |       |            |         |              |    |             |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |  |
|               |       |            |         |              |    |             |      |   |     |   |                 |       |      |           |         | ECON           | 0          |  |
|               |       |            |         |              |    |             |      |   |     |   |                 |       |      |           |         | DEPR           | 22 % GD 78 |  |
|               |       |            |         |              |    |             |      |   |     |   |                 |       |      |           |         | RCNLD          | \$457,600  |  |