

Key: 7824

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.052

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCMAHON STEPHAN P & MELISSA A 6 SHEILA WAY HARWICH, MA 02645				83-49-0				116 GREENLAND POND ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCMAHON STEPHAN P & MELIS				03/11/2022	QS	770,000	34967-184				
LECH DAVID & GALLAGER TAR				06/18/2018	QS	465,000	31346-183				
JACOBS BRADFORD L & KATHL				04/15/1998	QS	154,000	11360-334				

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 %
386	05/06/2022	10	INGROUND POO	119,860	03/10/2023	TCK	100 100
926	03/11/2022	15	SALE REVIEW	770,000	04/11/2023	JMG	100 100
	10/22/2019	2	ADD	60,000	07/06/2020	MR	100 100
	06/18/2018	15	SALE REVIEW	465,000	04/19/2019	JMG	100 100
		12	CYCLICAL NON		05/23/2016	WFF	100 100

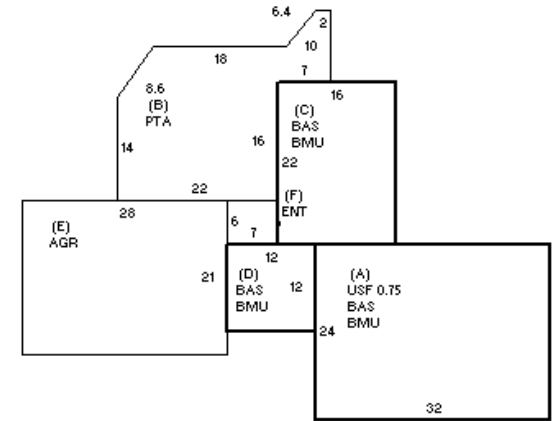
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	39,800	17	1.00	A	1.00	A	1.00	252,080	1.32	A	1.00	R05	1.15			303,860

TOTAL	39,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE				LAND	303,900	286,700
St Ind	AVERAGE		BUILDING	437,700	413,300			
Infl	AVERAGE		DETACHED	29,600	29,400			
			OTHER	0	0			
						TOTAL	771,200	729,400

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10	2014	80	22.01	1,600
IPG	A	1.00	01 1.00 16X38	2022	608	46.07	28,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/19/2016	WFF
MODEL	1		RESIDENTIAL	LIST	5/25/2016	WFF
STYLE	4	1.02	CAPE [100%]	REVIEW	4/11/2023	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	561,180
NET AREA	1,840	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,264		55.97	70,745		
\$NLA(RCN)	\$305	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,264	1969	253.90	320,923		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1969	191.30	110,186		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	500		13.10	6,551		
				FLOOR COVER	1	HARDWOOD	1.00	E	AGR	N	ATT GARAGE	588		39.07	22,971		
				INT FINISH	2	DRYWALL	1.00	F	ENT	N	ENCLOSED ENTRY	42		133.51	5,607		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	F21	O	FPL 2S 1OP	1			10,455.50	10,456		
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1			0.00			
								GFP	O	GAS FIREPLACE	1			3,219.80	3,220		
								ODS	O	OUTDOOR SHOWER	1			2,487.50	2,488		
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	G
																BATHS	G
																HEAT/ELEC	G
																EFF.YR/AGE	1989 / 34
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$437,700