

Key: 7827

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.055

LEG
AL
LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|------|------------|------|------------|--------------|---------------------|-----|----|------------|-----------|
| MCGRATH ROBERT J III 109 BEACH ROSE LANE BREWSTER, MA 02631 | | | | 96-36-0 | | | | 109 BEACH ROSE LANE | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| MCGRATH ROBERT J III | | | | 12/23/2002 | A | 100 | 16133-189 | | | | | |
| MCGRATH ROBERT J III & | | | | 05/25/2001 | QS | 175,000 | 13871-237 | | | | | |
| BRESSETTE STEVEN R & ANN | | | | 09/29/1995 | QS | 104,500 | 9865-143 | | | | | |
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 20,700 | 13 | 1.00 | A | 1.00 | A | 1.00 | | | | 224,390 |

| 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 | % |
| 84 | | 14 | CYCLICAL GRO | | 10/13/2020 | TCK | 100 | 100 |
| 1065 | 02/02/2017 | 7 | ALTERATIONS | 15,800 | 07/03/2018 | MR | 100 | 100 |
| | 11/15/2016 | 77 | SOLAR PANELS | 9,000 | 07/03/2018 | MR | 100 | 100 |
| | | 12 | CYCLICAL NON | | 02/21/2013 | MR | 100 | 100 |

LAND

| TOTAL | 20,700 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | NBHD 13 | NOTE | | | | LAND | 224,400 | 211,700 |
| St Ind | AVERAGE | | BUILDING | 264,900 | 250,100 | | | |
| Infl | AVERAGE | | DETACHED | 3,600 | 3,500 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 492,900 | 465,300 |

DETACHED

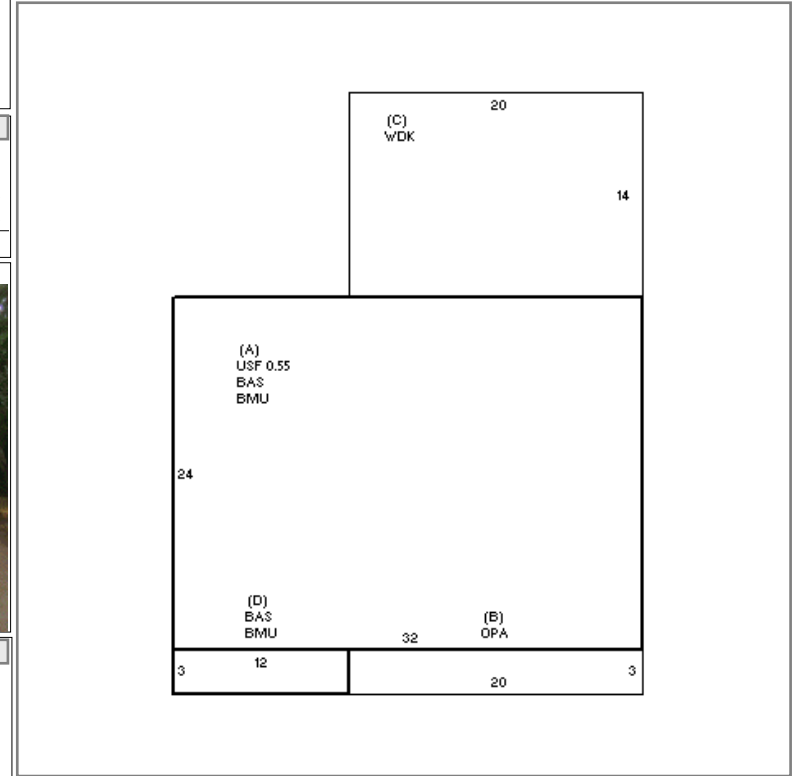
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 8X8 | | 64 | 22.01 | 1,000 |
| SHF | A | 1.00 | 01 1.00 12X10 | 2020 | 120 | 21.39 | 2,600 |



BLDG COMMENTS
INFO @ DOOR 10/13/20

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/13/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/21/2013 | MR |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 1/12/2021 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |



| YEAR BLT | 1969 | SIZE ADJ | 1.000 |
|---------------|-------|------------|---------|
| NET AREA | 1,226 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$318 | OVERALL | 1.030 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.5 | 1.00 |
| ROOMS | | 6 | 1.00 |
| BEDROOMS | | 3 | 1.00 |
| BATHROOMS | | 1 | 1.00 |
| FIXTURES | | 3 | \$4,017 |
| 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 | 1 | HARDWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 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 |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 804 | | 60.77 | 48,859 |
| + | BAS | L | BASE AREA | 804 | 1969 | 284.36 | 228,627 |
| A | USF | L | UPPER STORY FIN | 422 | 1969 | 191.30 | 80,727 |
| B | OPA | N | OPEN PORCH | 60 | | 51.50 | 3,090 |
| C | WDK | N | WOOD DECK | 280 | | 40.38 | 11,305 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,455.50 | 10,456 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,487.50 | 2,488 |

| TOTAL RCN | 389,569 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE | 1969 / 54 |
| COND | 32 32 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 32 % GD 68 |
| RCNLD | \$264,900 |