Key: 79

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 84

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACLEOD WILLIAM D & SUSAN M C/O MACLEOD WILLIAM D & SUSAN M COTRUSTE 7 CEDAR HILL ROAD BREWSTER, MA 02631	38-19-0	7 CEDAR HILL ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACLEOD WILLIAM D & SUSAN	06/27/2024	F	1	36440-128
MACLEOD WILLIAM D & SUSAN	05/01/2015	U	450,000	28839-155
MCLAUGHLIN PAULINE M	03/22/2007	DC		21869-316

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	%
221	04/15/2015	3	OUT BUILDING	5,000	05/05/2016	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	9,875	1 1.00	A 1.00	A 1.00	767,200	4.06	A 1.00	BA- 3.50			706,700

TOTAL	9,888 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 1
St Ind	AVERAGE
Infl	AVERAGE

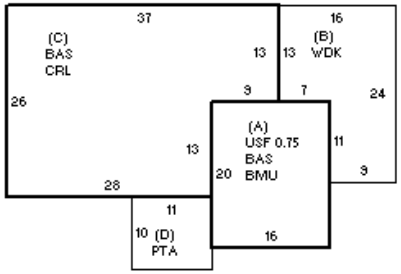
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	706,700	666,700
BUILDING	288,300	276,400
DETACHED	2,800	2,700
OTHER	0	0
TOTAL	**997,800**	**945,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	10X12	2015	120	25.67	2,800

PHOTO 03/16/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/16/2018	NF
LIST	8/15/2007	JH
REVIEW	12/20/2019	MR

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	1,405	DETAIL ADJ	1.000
$NLA(RCN)	$311	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	320		70.19	22,461
+	BAS	L	BASE AREA	1,165	1966	266.59	310,577
A	USF	L	UPPER STORY FIN	240	1966	195.01	46,803
B	WDK	N	WOOD DECK	307		41.16	12,636
C	CRL	N	BSMT CRAWL	845		28.14	23,778
D	PTA	N	PATIO	110		16.70	1,837
	F11	O	FPL 1S 1OP	1		8,018.90	8,019
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	436,836

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

EFF.YR/AGE	1966 / 57	
COND	34	34 %
FUNC	0	
ECON	0	
DEPR	34	% GD 66
RCNLD		$288,300