

Key: 7938

Town of BREWSTER - Fiscal Year 2025

9/17/2024

2:15 pm

SEQ #: 8.166

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MCGRATH JAMES R JR ETAL 139 HURDS HILL ROAD WOODBURY, CT 06798				96-76-0				74 BEACH ROSE LANE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCGRATH JAMES R JR ETAL				10/17/2022	A	100	35426-199					
MCGRATH JAMES R JR ETAL				02/23/2018	A	100	31100-130					
MCGRATH JAMES R JR & MARY				10/03/1984	XX	71,200	4274-303					


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	%
537	06/26/2018	7	ALTERATIONS	5,000	07/11/2019	TCK	100	100
227	03/20/2018	2	ADD	71,000	07/11/2019	TCK	100	100
		12	CYCLICAL NON		02/15/2013	MR	100	100

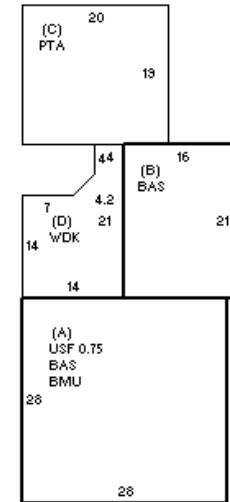
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	19,660	13	1.00	A	1.00	A	1.00	219,200	2.24	A	1.00	R02	1.00					221,970

TOTAL	19,660 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	222,000	209,400			
St Ind	AVERAGE		BUILDING	372,700	351,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	594,700	561,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/13/2020
									



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/13/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/13/2020	EST
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	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,708	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$276	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	6	ADJ	1.00	FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOL	14	ELECT BB+AC	1.01
FIXTURES	6		\$7,644	FUEL SOURCE	3	ELECTRIC	0.95
GARAGE SPACES	1		1.00				
% BSMT FIN	0		1.00				
# 1/2 BATHS	0		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	471,714
A	BMU	N	BSMT UNFINISHED	784		61.06	47,869	CONDITION ELEM	CD
A	BAS	L	BASE AREA	784	1984	248.82	195,073	EXTERIOR	A
A	USF	L	UPPER STORY FIN	588	1984	182.01	107,022	INTERIOR	A
B	BAS	L	BASE AREA	336	2018	248.82	83,603	KITCHEN	A
C	PTA	N	PATIO	380		13.25	5,033	BATHS	A
D	WDK	N	WOOD DECK	229		38.42	8,798	HEAT/ELEC	A
	BMG	O	BSMT GARAGE	1		4,358.10	4,358		
	F21	O	FPL 2S 1OP	1		9,948.00	9,948		
	ODS	O	OUTDOOR SHOWER	1		2,366.70	2,367		
								EFF_YR/AGE	1991 / 32
								COND	21 21 %
								FUNC	0
								ECON	0
								DEPR	21 % GD 79
								RCNLD	\$372,700