Key: 7957

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,185

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCDONAGH WILLIAM J & BERRY-MCDONAGH KATHERINE 404 FREEMANS WAY BREWSTER, MA 02631	95-116-0	404 FREEMANS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCDONAGH WILLIAM J &	03/05/2010	F	1	24399-34
MCDONAGH WILLIAM J &	06/23/1992	QS	110,000	8079-169

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

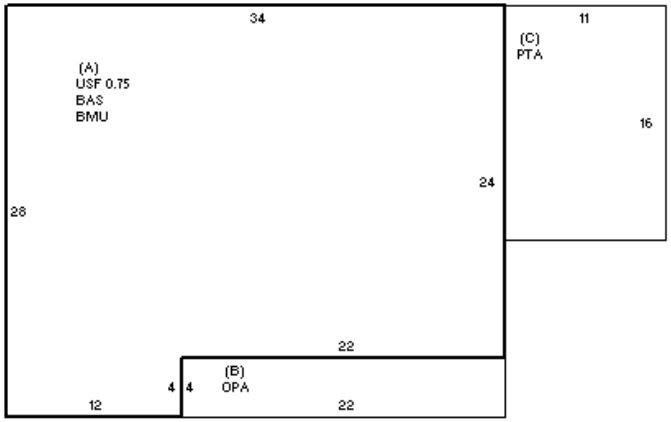
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
376	04/29/2022	7	ALTERATIONS	6,000	03/06/2023	TCK	100	100
377	04/29/2022	77	SOLAR PANELS	23,595	03/06/2023	TCK	100	100
		12	CYCLICAL NON		05/17/2013	SF	100	100
80	02/11/2008	3	OUT BUILDING		03/17/2009	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,110	13 1.00	A 1.00	A 1.00	197,280	1.85	A 1.00	RM2 0.90			210,230

TOTAL	25,110 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	210,200	198,300
BUILDING	311,400	294,000
DETACHED	2,300	2,300
OTHER	0	0
TOTAL	**523,900**	**494,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 12	2008	120	21.39	2,300

PHOTO 03/06/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/9/2020	TCK
LIST	5/23/2013	SF
REVIEW	3/30/2023	EMZ

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$294	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	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

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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		60.18	51,996
A	BAS	L	BASE AREA	864	1973	281.60	243,304
A	USF	L	UPPER STORY FIN	648	1973	187.53	121,517
B	OPA	N	OPEN PORCH	88		51.00	4,488
C	PTA	N	PATIO	176		15.40	2,711
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	444,788
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1973 / 50		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD	$311,400		