

Key: 8206

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.441

LEG
A
L
L
A
N
D

CURRENT OWNER				PARCEL ID				LOCATION								
MCLEOD NANCY E & STEPHEN C TRUSTEES MORNING STAR REALTY TRUST 42 MORNING STAR CARTWAY BREWSTER, MA 02631				94-16-0				42 MORNING STAR CARTWAY								
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
				MCLEOD NANCY E & STEPHEN				04/10/2019	F	1 31943-29						
MCLEOD STEPHEN C & NANCY				03/15/2004	A	1 18319-262										
MCLEOD CHESTER C & PATRIC				02/07/1992	A	1 7866-159										
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	43,600	13	1.00	A	1.00	A	1.00	219,200	1.24	A	1.00	R03	1.00		272,320

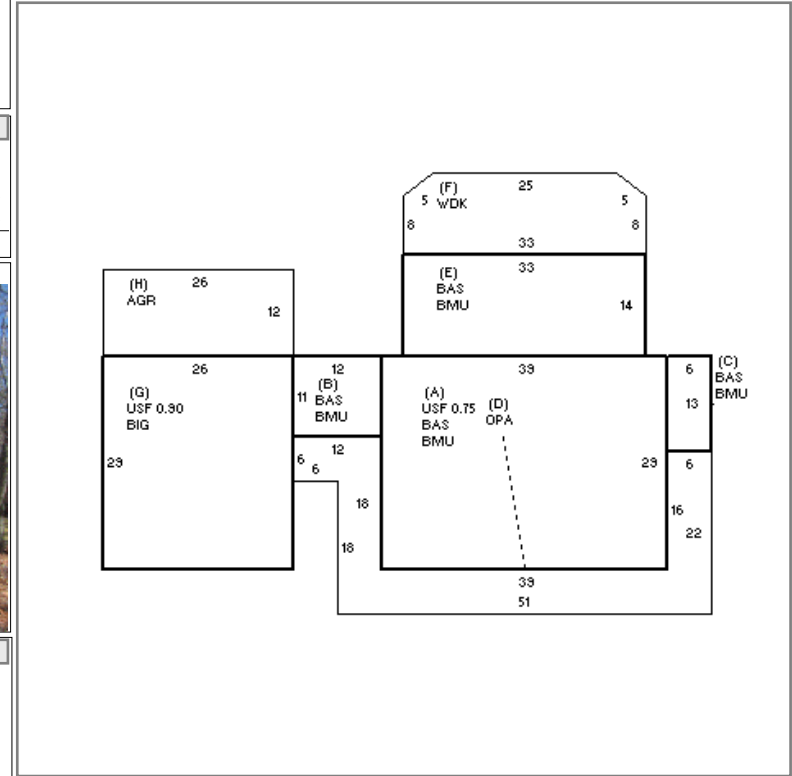
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
34	01/13/2021	7	ALTERATIONS	1,600	04/15/2022	TCK	100	100
300	05/12/2006	12	CYCLICAL NON		05/10/2013	SF	100	100
72	02/18/2005	2	ADD	15,000	02/03/2009	JH	100	100
		1	NEW CONSTRUC	400,000	02/03/2009	JH	100	100

L
A
N
D

TOTAL	1.001 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E				LAND	272,300	256,900
St Ind	AVERAGE		BUILDING	972,200	917,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,244,500	1,174,800

D
E
T
A
C
H
E
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	11/16/2020	TCK
MODEL	1		RESIDENTIAL	LIST	8/13/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	4/28/2022	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2005	SIZE ADJ	0.980
NET AREA	3,330	DETAIL ADJ	1.000
\$NLA(RCN)	\$339	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	\$13,790
GARAGE SPACES		3	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	5	VINYL	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,803		64.79	116,809
+	BAS	L	BASE AREA	1,803	2005	301.10	542,888
+	USF	L	UPPER STORY FIN	1,527	2005	209.65	320,140
D	OPA	N	OPEN PORCH	546		64.97	35,476
F	WDK	N	WOOD DECK	351		50.94	17,880
G	BIG	N	BUILT-IN GARAGE	754		61.80	46,598
H	AGR	N	ATT GARAGE	312		54.89	17,125
	F21	O	FPL 2S 1OP	1		13,191.00	13,191
	MST	O	MAS/METAL STACK	1		6,532.50	6,533

TOTAL RCN	1,130,428
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2005 / 18
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$972,200