Key: 8217

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,454

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CABRAL KIMBERLY A 12 MCGUERTY ROAD BREWSTER, MA 02631	94-92-0	12 MCGUERTY ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CABRAL KIMBERLY A	07/02/1992	QS	105,000	8096-267

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

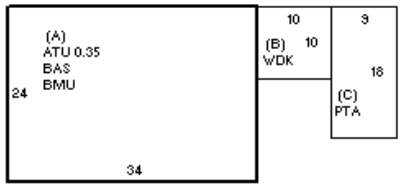
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
367	04/25/2019	7	ALTERATIONS	40,000	10/21/2020	TCK	100	100
105	02/24/2015	7	ALTERATIONS	3,800	04/20/2016	WFF	100	100
		12	CYCLICAL NON		03/12/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,900	13 1.00	A 1.00	A 1.00	219,200	2.42	A 1.00	R03 1.00			218,410

TOTAL	17,900 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	218,400	206,100
BUILDING	252,300	238,200
DETACHED	700	700
OTHER	0	0
TOTAL	471,400	445,000



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	6X6		36	22.94	700

PHOTO 10/21/2020

BLDG COMMENTS

INFO @ DOOR 10/21/20

BUILDING

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

MEASURE	10/21/2020	TCK
LIST	10/21/2020	EST
REVIEW	12/4/2020	MR

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	816	DETAIL ADJ	1.000
$NLA(RCN)	$373	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,900
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	3	W/W CARPET	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
A	BMU	N	BSMT UNFINISHED	816		59.00	48,144
A	BAS	L	BASE AREA	816	1987	276.08	225,281
A	ATU	N	ATTIC UNF	286		53.40	15,272
B	WDK	N	WOOD DECK	100		39.20	3,920
C	PTA	N	PATIO	162		15.10	2,447
	MST	O	MAS/METAL STACK	1		5,027.00	5,027

TOTAL RCN	303,991

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

EFF.YR/AGE	1999 / 24	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$252,300