Key: 8219

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,456

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WINGARD THOMAS J JR &	94-80-0	87 MCGUERTY ROAD
JEPSEN WINGARD FAYE A		
87 MCGUERTY ROAD		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WINGARD THOMAS J JR &	05/05/1995	QS	71,000	9657-311
ROBERT J JOHNSON JR	01/24/1992	A	100	N/A-N/A

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

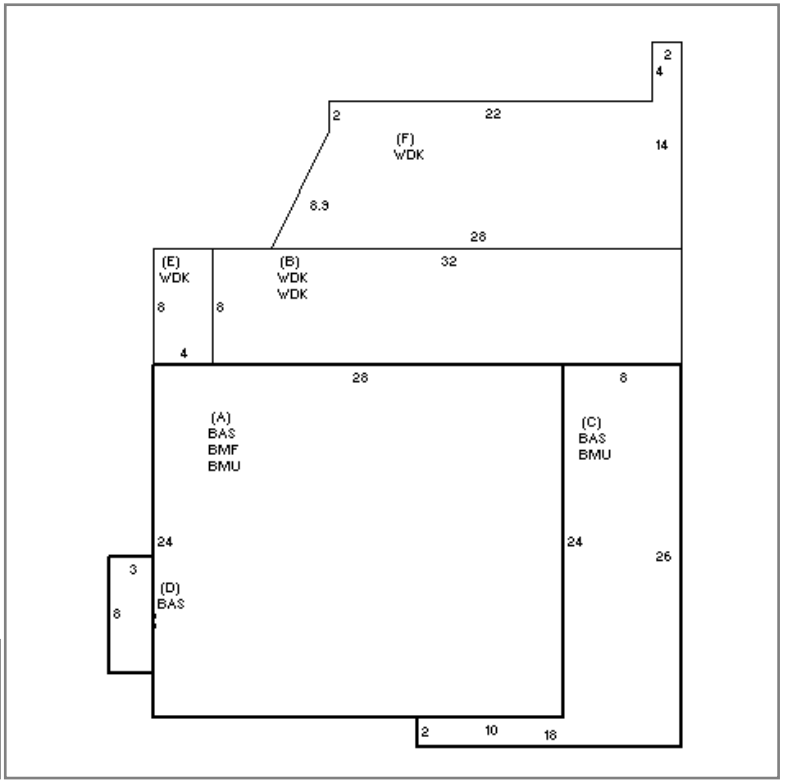
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
906	12/18/2020	77	SOLAR PANELS	14,000	01/19/2021	NF	100	100
411	05/03/2019	2	ADD	1,000	07/08/2020	TCK	100	100
134	02/21/2017	3	OUT BUILDING	4,000	07/03/2018	MR	100	100
1142	12/08/2016	7	ALTERATIONS		04/10/2017	MR	100	100
		12	CYCLICAL NON		03/12/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,200	13 1.00	A 1.00	A 1.00	219,200	2.78	A 1.00	R03 1.00			212,710

TOTAL	15,200 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,700	200,700
BUILDING	254,200	240,200
DETACHED	6,300	6,300
OTHER	0	0
TOTAL	**473,200**	**447,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10X12	2006	120	21.39	2,300
SHF	G 1.20	10 0.90	2STORY 10X12	2017	180	24.92	4,000

PHOTO 01/19/2021

BLDG COMMENTS

12 SOLAR PANELS ON SHED

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	10/22/2020	TCK
LIST	9/20/2007	JH
REVIEW	1/28/2021	MR

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	924	DETAIL ADJ	1.000
$NLA(RCN)	$405	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,400
GARAGE SPACES	0	1.00
% BSMT FIN	100	1.00
# 1/2 BATHS	1	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	3	RADIANT	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	900		59.00	53,100
A	BMF	N	BSMT FINISH	672		37.59	25,263
+	WDK	N	WOOD DECK	808		39.20	31,674
+	BAS	L	BASE AREA	924	1965	266.22	245,987
	MST	O	MAS/METAL STACK	1		5,027.00	5,027
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	373,866

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

EFF.YR/AGE	1969 / 54	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$254,200