

Key: 8221

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.458

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
PEARSON TIMOTHY A 92 MCGUERTY ROAD BREWSTER, MA 02631				94-84-0				92 MCGUERTY ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PEARSON TIMOTHY A				03/18/2013	QS	330,000	27215-54				
MORGAN ROBERT M & SHARON				04/09/1987	A	100	5655-110				

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	%
24-133	02/12/2024	7	ALTERATIONS	5,100				0
		12	CYCLICAL NON		03/13/2013	SF	100	100
565	10/03/1995	5	OTHER	6,400				100
619	12/21/1993	3	OUT BUILDING	16,000	01/01/1995	RD	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,264	13	1.00	A	1.00	A	1.00	219,200	1.84	A	1.00
									R03			233,920

TOTAL	25,264 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	233,900	220,700
St Ind	AVERAGE		LAND	391,000	374,000			
Infl	AVERAGE		DETACHED	7,000	7,000			
			OTHER	0	0			
						TOTAL	631,900	601,700

(B) EPA 10

(C) PTA 10

24

(A) USF 0.75
BAS
BMU

28

36

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	50 0.50 24 X 32	1994	768	18.30	7,000



BLDG COMMENTS

INFO @ DOOR 10/21/20

BUILDING	CD	ADJ	DESC	MEASURE	10/21/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/21/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/4/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	514,424
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		59.29	59,761		
\$NLA(RCN)	\$292	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,008	1986	274.35	276,549		
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	756	1986	193.04	145,939		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	EPA	N	ENCLOSED PORCH	100		97.21	9,721		
				FLOOR COVER	1	HARDWOOD	1.00	C	PTA	N	PATIO	240		15.02	3,606		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,658.60	10,659		
				HEATING/COOL	2	HOT WATER	1.00										
				FUEL SOURCE	1	OIL	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1986 / 37
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$391,000