

Key: 8222

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.459

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER		PARCEL ID		LOCATION	
KELLEY JOANNE M & BRIAN J 32 OLD COLONY DRIVE WEYMOUTH, MA 02118		94-82-0		106 MCGUERTY ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KELLEY JOANNE M & BRIAN J		05/26/2022	F	100	35148-298
FIELD PHYLLIS J & KELLEY		11/01/1994	A	100	9429-212

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 %
24-653	07/24/2024	7	ALTERATIONS	5,400			0 0
2022-21	04/21/2020	13	SPLIT/SUB/LA		05/24/2021	JMG	100 100
		12	CYCLICAL NON		03/13/2013	SF	100 100

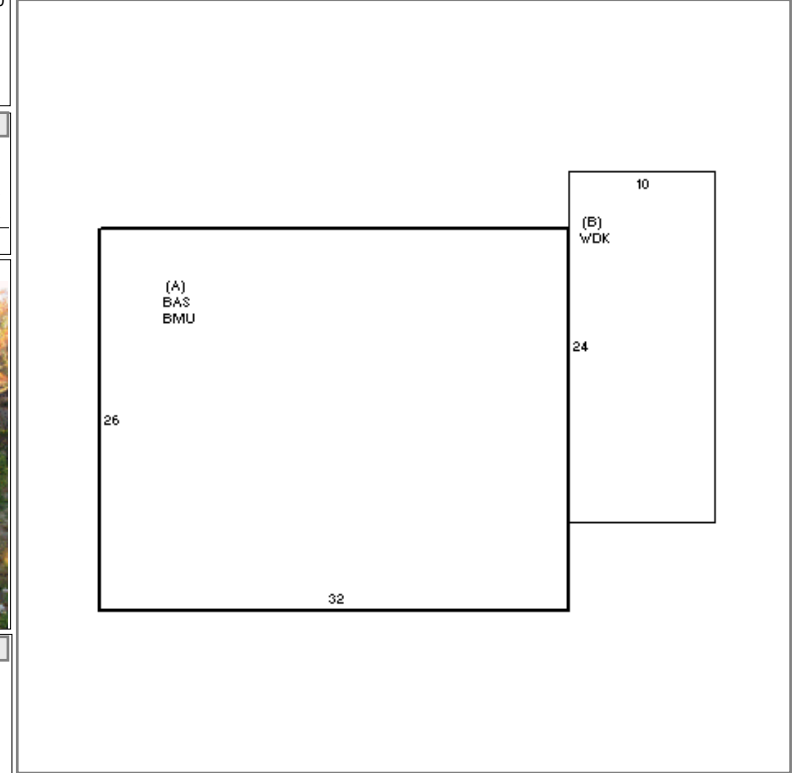
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	60,000	13	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	R03	1.00	303,350
300	A	0.001	13	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00	10

TOTAL	1.378 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	FY22 Subdivision per Plan Bk 688 Pg 18 (94-114 split from this lot)			LAND	303,400	286,200
St Ind	AVERAGE		BUILDING	192,800	182,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>							<b>496,200</b>	<b>468,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	10/22/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/22/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/4/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	832	DETAIL ADJ	1.000
\$NLA(RCN)	\$351	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		59.00	49,088
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	832	1965	276.08	229,699
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	240		39.20	9,408
ROOF COVER	1	ASPH/CMP SH	1.00								
FLOOR COVER	3	W/W CARPET	1.00								
INT FINISH	2	DRYWALL	1.00								
HEATING/COOL	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	292,095
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1965 / 58
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$192,800