

Key: 828

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 849

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AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MCDONOUGH MATTHEW J & MICHELLE D 24 WESTLAND AVENUE WINCHESTER, MA 01890				91-35-0				23 CAPTAIN DUNBAR ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCDONOUGH MATTHEW J & MIC				02/22/2021	QS	1,000,000	33816-222					
MURRAY JR GERALD T				08/09/2012	QS	665,000	26573-190					
LAURIN THERESA C &				09/30/2011	F		25719-151					

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	%
NP 304	02/22/2021	16	MLS REVIEW	1,000,000	02/15/2022	JMG	100	100
		12	CYCLICAL NON		10/24/2007	JH	100	100
	07/30/1992	5	OTHER	5,000			100	100

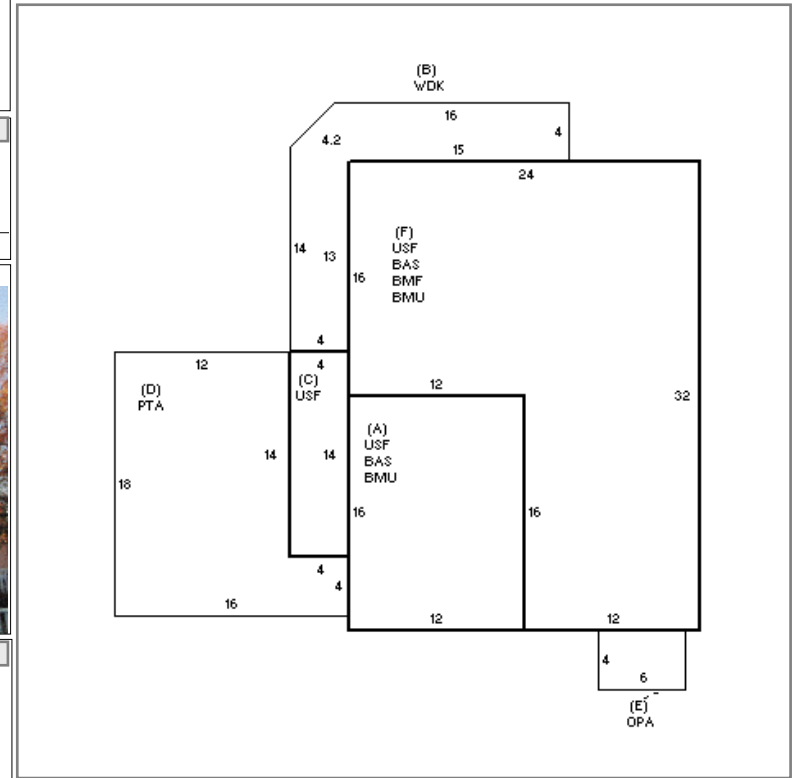
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,300 6	1.00	A	1.00	A	1.00	1,139,840	10.00	A	1.00	BG+ 5.20	863,520

TOTAL	3,300 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	863,500	814,700
St Ind	AVERAGE		BUILDING	410,200	387,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,273,700	1,202,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	NF
MODEL	1		RESIDENTIAL	LIST	2/16/2022	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	2/16/2022	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,592	DETAIL ADJ	1.000
\$NLA(RCN)	\$330	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	\$12,753	
GARAGE SPACES	1	1.00	
% BSMT FIN	100	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	8	HEAT PUMP	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	768		67.91	52,155
+	BAS	L	BASE AREA	768	1985	317.05	243,493
B	WDK	N	WOOD DECK	124		42.73	5,299
+	USF	L	UPPER STORY FIN	824	1985	198.35	163,440
D	PTA	N	PATIO	232		15.60	3,619
E	OPA	N	OPEN PORCH	24		54.50	1,308
F	BMF	N	BSMT FINISH	576		43.97	25,324
	BMG	O	BSMT GARAGE	1		4,847.20	4,847
	F21	O	FPL 2S 1OP	1		11,064.60	11,065
	ODS	O	OUTDOOR SHOWER	1		2,632.40	2,632

TOTAL RCN	525,935
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	G
EFF.YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$410,200