Key: 8292

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,531

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RITCHIE JAMES III & KRISTEN E 46 MCGUERTY ROAD BREWSTER, MA 02631	94-89-0	46 MCGUERTY ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RITCHIE JAMES III & KRIST	07/02/2018	A	1	31382-202
RITCHIE JAMES III & MARGE	07/30/2008	A	1	23074-131
BETTERS ALYSON ELDRIDGE &	07/03/2004	QS	280,000	18886-128

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

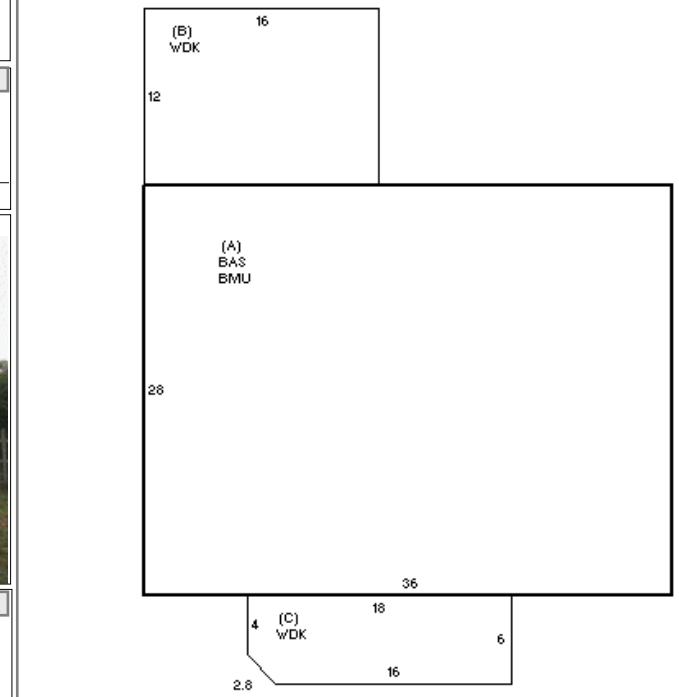
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		10/21/2020	TCK	100	100
1033	12/03/2015	7	ALTERATIONS	10,000	04/10/2017	MR	100	100
272	04/01/2013	7	ALTERATIONS	2,000	08/18/2014	RJM	100	100
		12	CYCLICAL NON		03/12/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,100	13 1.00	A 1.00	A 1.00	219,200	2.30	A 1.00	R03 1.00			221,190

TOTAL	19,100 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	221,200	208,700
BUILDING	248,200	237,700
DETACHED	1,700	1,700
OTHER	0	0
TOTAL	**471,100**	**448,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X12		96	22.01	1,700

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	1968	SIZE ADJ	1.000
NET AREA	1,008	DETAIL ADJ	1.000
$NLA(RCN)	$347	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,565
GARAGE SPACES	0	1.00
% BSMT FIN	0	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	4	VINYL	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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		57.03	57,484
A	BAS	L	BASE AREA	1,008	1968	263.90	266,014
+	WDK	N	WOOD DECK	298		39.59	11,799
	F11	O	FPL 1S 1OP	1		7,713.40	7,713

TOTAL RCN 349,575

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

EFF.YR/AGE 1975 / 48

COND	29	29 %	
FUNC	0		
ECON	0		
DEPR	29	% GD	71

RCNLD $248,200