

Key: 8294

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.533

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER					PARCEL ID					LOCATION				
MCKENNA THOMAS A 76 MCGUERTY ROAD BREWSTER, MA 02631					94-86-0					76 MCGUERTY ROAD				
TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)				
MCKENNA THOMAS A					08/12/2015		A	293,280		29069-189				
CRATTY MARY JANE ETAL					11/23/1998		H	N/A-N/A		N/A-N/A				
MCKENNA LAWRENCE W					01/21/1977		XX	35,000		2458-101				
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	21,200	13	1.00	A	219,200	2.11	A	1.00	R03	1.00	225,560		

TOTAL	21,200 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	225,600	212,800
St Ind	AVERAGE		LAND BUILDING	323,800	305,800			
Infl	AVERAGE		DETACHED	900	900			
			OTHER	0	0			
						<b>TOTAL</b>	<b>550,300</b>	<b>519,500</b>

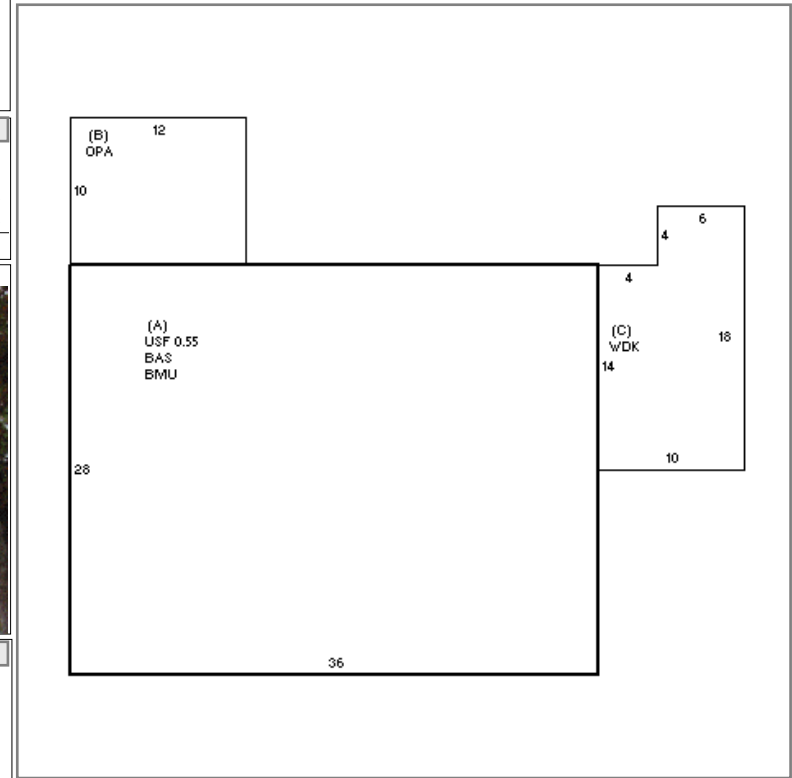
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 6X8		48	22.94	900



BUILDING	CD	ADJ	DESC	MEASURE	10/21/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/21/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/4/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
INFO @ DOOR 10/21/20

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 %
229	04/03/2020	7	ALTERATIONS	36,020	10/21/2020	TCK	100 100
567	09/26/1994	12	CYCLICAL NON		03/12/2013	SF	100 100
		5	OTHER	4,000			100 100



YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,562	DETAIL ADJ	1.000
\$NLA(RCN)	\$296	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.55	1.00
ROOMS	6		1.00
BEDROOMS	3		1.00
BATHROOMS	2		1.00
FIXTURES	6	\$7,956	
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	1,008		57.59	58,053
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,008	1973	266.52	268,648
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	554	1973	189.44	104,949
ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	120		51.00	6,120
FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	164		39.99	6,558
INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354
HEATING/COOL	2	HOT WATER	1.00								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	462,637
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$323,800