Key: 8302

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,541

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STEVENS RICHARD G TRUSTEE STEVENS FAMILY LIVING REVOCABLE TRUST 95 MCGUERTY RD BREWSTER, MA 02631	94-81-0	95 MCGUERTY ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
STEVENS RICHARD G TRUSTEE	03/09/2021	F	100	33873-106
STEVENS RICHARD G	04/15/1992	A	100	7972-313
RICHARD STEVENS	06/14/1990	A	100	N/A-N/A

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

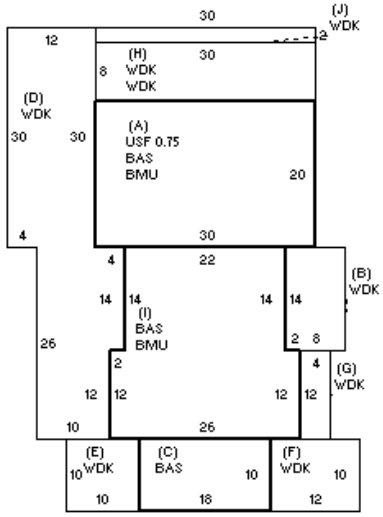
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
420	05/05/2016	7	ALTERATIONS	1,500	04/10/2017	MR	100	100
536	07/07/2014	7	ALTERATIONS	2,500	04/10/2017	MR	100	100
		12	CYCLICAL NON		03/13/2013	SF	100	100
953	09/27/2012	2	ADD	1,500	02/12/2013	SF	100	100
649	10/30/2000	2	ADD	12,500	07/19/2001	SJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,200	13 1.00	A 1.00	A 1.00	219,200	2.39	A 1.00	R03 1.00			219,100

TOTAL	18,200 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	219,100	206,700
BUILDING	506,800	485,000
DETACHED	26,200	26,000
OTHER	0	0
TOTAL	752,100	717,700



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	G 1.20	30 0.70	24 X24	2001	576	65.04	26,200

PHOTO 10/22/2020

BLDG COMMENTS

INFO @ DOOR 10/22/20
FULL BATH IN GFL

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/22/2020	TCK
LIST	10/22/2020	EST
REVIEW	12/4/2020	MR

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	1,850	DETAIL ADJ	1.000
$NLA(RCN)	$356	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	$16,202
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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,220		61.57	75,111
A	USF	L	UPPER STORY FIN	450	1988	210.43	94,692
+	WDK	N	WOOD DECK	1,568		44.41	69,641
+	BAS	L	BASE AREA	1,400	1988	279.28	390,998
	F21	O	FPL 2S 1OP	1		11,501.10	11,501

TOTAL RCN	658,145

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

EFF.YR/AGE	1988 / 35		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$506,800		