Key: 8305

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,544

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JONES JESSE & SONJA 27 MCGUERTY ROAD BREWSTER, MA 02631	94-74-0	27 MCGUERTY ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JONES JESSE & SONJA	09/27/2022	H		35391-4
DACCARDI LEONARD D	01/27/1989	QS	140,000	6607-137

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO FAMILY		1	1 of 1

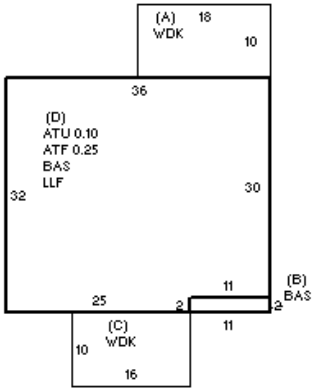
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-209	04/27/2023	7	ALTERATIONS	34,000	05/22/2024	TCK	100	100
1030	12/05/2018	77	SOLAR PANELS	28,000	07/18/2019	TCK	100	100
		12	CYCLICAL NON		03/13/2013	SF	100	100
537	09/11/2003	3	OUT BUILDING	1,770			100	100
538	09/11/2003	3	OUT BUILDING	1,770			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,400	13 1.00	A 1.00	A 1.00	219,200	2.61	A 1.00	R03 1.00			215,450

TOTAL	16,400 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	215,500	203,300
BUILDING	336,100	321,800
DETACHED	2,800	2,800
OTHER	0	0
TOTAL	**554,400**	**527,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X10	2003	80	22.01	1,400
SHF	A 1.00	20 0.80	8X10	2003	80	22.01	1,400

PHOTO 06/05/2024

BLDG COMMENTS
27 SOLAR PANELS
INFO @ DOOR 10/21/20

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [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	6/5/2024	EMZ

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	2,282	DETAIL ADJ	0.950
$NLA(RCN)	$210	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.35	1.00
ROOMS	11	1.00
BEDROOMS	6	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,558
GARAGE SPACES	0	1.00
% BSMT FIN	100	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	2	.95

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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	340		37.99	12,915
+	BAS	L	BASE AREA	1,152	1970	246.02	283,420
D	LLF	L	LOWER LEVEL FIN	1,130	1970	118.81	134,261
D	ATF	N	ATTIC FINISH	283		74.61	21,115
D	ATU	N	ATTIC UNF	113		51.74	5,847
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	GEN	O	GENERATOR	1		0.00	
	KIT	O	XTRA KITCHEN	1		2,213.40	2,213
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	480,147
CONDITION ELEM	CD
EXTERIOR	G
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		$336,100