

Key: 123

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 131

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MCVEIGH PATRICK J & JULIE T 51 SANDERS LANE WALTHAM, MA 02451		50-42-0		65 CARVER ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCVEIGH PATRICK J & JULIE		12/10/2018	U	1,508,000	31716-340
ALLEN MARGARET HAYNES		08/14/1992	A	100	8159-052

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
918	12/10/2018	15	SALE REVIEW	1,508,000	07/25/2019	JMG	100
451	10/24/2013	7	ALTERATIONS	1,200			100
	05/02/2013	3	OUT BUILDING	3,000			100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	18,970	3	1.00	3A	1.00	A	1.00	1,468,640	2.31	A	1.00	BVG	6.70			1,479,990

TOTAL	18,970 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE	LAND	1,480,000	1,396,300			
St Ind	BREWSTER PARK		BUILDING	136,700	129,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	90,100	85,100			
			TOTAL	1,706,800	1,610,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



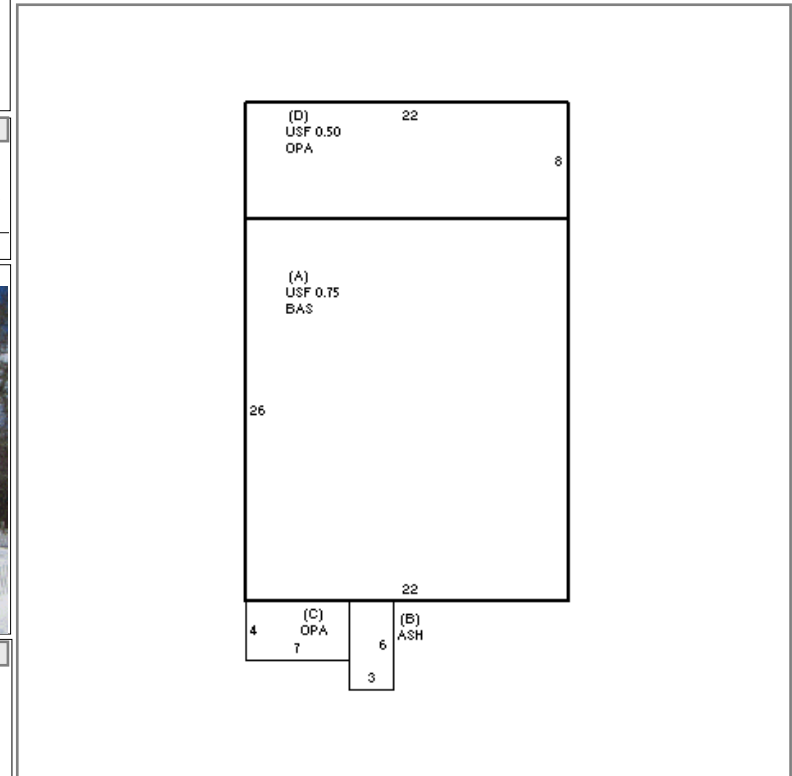
BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/14/2018	NF
MODEL	1		RESIDENTIAL	LIST	7/10/2018	NF
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	7/25/2019	JMG
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,089	DETAIL ADJ	1.000
\$NLA(RCN)	\$209	OVERALL	0.850
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		5	\$4,973
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	572	1930	230.06	131,594
EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	517	1930	142.08	73,455
ROOF SHAPE	1	GABLE	1.00	B	ASH	N	ATT SHED	18		22.31	402
ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	204		38.25	7,803
FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		7,765.50	7,766
INT FINISH	5	MIN/OTHER	0.95		ODS	O	OUTDOOR SHOWER	1		1,847.50	1,848
HEATING/COOL	13	NONE	0.90								
FUEL SOURCE	8	NONE	0.95								

TOTAL RCN	227,838
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$136,700



Key: 123

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 132

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCVEIGH PATRICK J & JULIE T				50-42-0				65 CARVER ROAD			
51 SANDERS LANE				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
WALTHAM, MA 02451											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

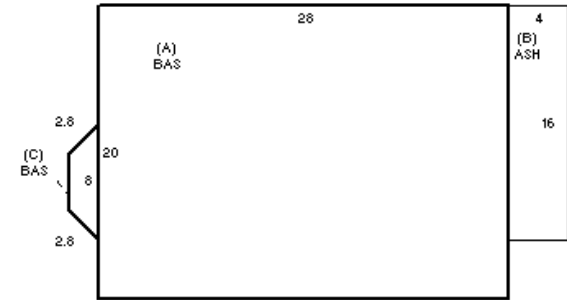
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	90,100	
St Ind		BUILDING			
Infl		DETACHED			
		OTHER			
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/14/2018	NF
MODEL	1		RESIDENTIAL	LIST	7/10/2018	NF
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	7/25/2019	JMG
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

PULL DOWN TO ATTIC

YEAR BLT	1941	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	150,130		
NET AREA	572	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	572	1941	243.59	139,335	CONDITION ELEM	CD		
\$NLA(RCN)	\$262	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	B	ASH	N	ATT SHED	64		22.65	1,450	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		6,186.00	6,186	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00											KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00											BATHS	A
				INT FINISH	2	DRYWALL	1.00											HEAT/ELEC	A
				HEATING/COOL	13	NONE	0.90												
				FUEL SOURCE	8	NONE	0.95												
CAPACITY			UNITS	ADJ														EFF.YR/AGE	1941 / 82
STORIES	1	1.00																COND	40 40 %
ROOMS	3	1.00																FUNC	0
BEDROOMS	1	1.00																ECON	0
BATHROOMS	1	1.00																DEPR	40 % GD 60
FIXTURES	3	\$3,159																RCNLD	\$90,100
GARAGE SPACES	0	1.00																	
% BSMT FIN	0	1.00																	
# 1/2 BATHS	0	1.00																	
# OF UNITS	1	1.00																	