

Key: 1588

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.725

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
MCCARRON DAVID A & ZOE 340 GRAY STREET ARLINGTON, MA 02476		78-16-0		150 CATHEDRAL ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCCARRON DAVID A & ZOE		01/27/2003	A	16295-145	
MCCARRON DAVID A		02/25/1997	QS	171,000	10623-290

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 %
1050	12/09/2013	7	ALTERATIONS	7,490	08/06/2014	RJM	100 100
295	05/27/1997	7	ALTERATIONS	4,100	05/05/1999	JB	100 100
220	04/25/1997	2	ADD	2,500	05/05/1999	JB	100 100

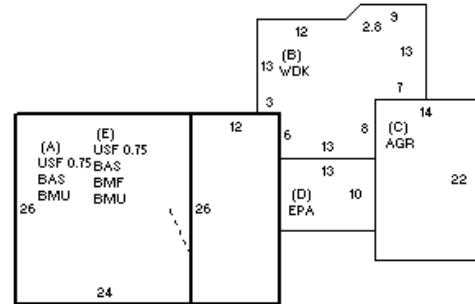
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	20,400	5	1.00	5-A	1.00	A	1.00	416,480	2.18	A	1.00	R10	1.90		425,020

TOTAL	20,386 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	425,000	401,000			
St Ind	CATHEDRAL RD		BUILDING	345,100	330,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	770,100	731,700			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/13/2020



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/13/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/26/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	1/7/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	515,003
NET AREA	1,638	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	936		60.18	56,329		
\$NLA(RCN)	\$314	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	936	1964	271.54	254,166		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	702	1964	187.52	131,642		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	383		39.99	15,314		
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	308		43.08	13,269		
				INT FINISH	2	DRYWALL	1.00	D	EPA	N	ENCLOSED PORCH	130		82.11	10,674		
				HEATING/COOL	2	HOT WATER	1.00	E	BMF	N	BSMT FINISH	312		41.14	12,836		
				FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1		10,354.00	10,354			
								ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463			

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

EFF. YR/AGE	1967 / 56
COND	33 33 %
FUNC	0
ECON	0
DEPR	33 % GD 67
RCNLD	\$345,100