

Key: 6301

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.533

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|---------------------|--|--|--|
| MCCARTHY GARY E & SUSAN M 132 ROCKY HILL ROAD BREWSTER, MA 02631 | | | | 24-8-0 | | | | 132 ROCKY HILL ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MCCARTHY GARY E & SUSAN M | | | | 11/08/2013 | QS | 360,000 | 27812-317 | | | | |
| FINCH DAVID & KIMBERLY R | | | | 09/18/2006 | QS | 404,000 | 21357-035 | | | | |
| LINCOLN TRUST COMPANY | | | | 10/16/2003 | N | 368,000 | 17803-312 | | | | |

| 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 | % |
| 144 | 02/18/2021 | 7 | ALTERATIONS | 32,100 | 05/06/2022 | TCK | 100 | 100 |
| 519 | 08/17/2020 | 3 | OUT BUILDING | 7,694 | 12/22/2020 | NF | 100 | 100 |
| 507 | 06/13/2018 | 2 | ADD | 25,000 | 07/18/2019 | NF | 100 | 100 |
| 286 | 04/27/2007 | 5 | OTHER | 25,000 | 07/13/2007 | JH | 100 | 100 |
| 453 | 07/07/2006 | 7 | ALTERATIONS | 12,000 | 07/13/2007 | JH | 100 | 100 |

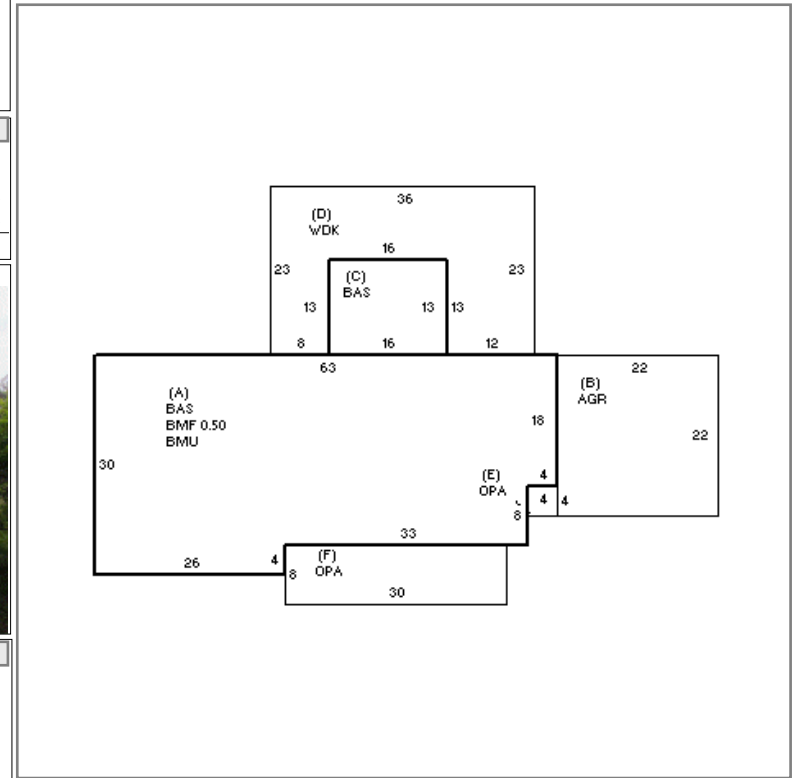
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|
| 100 | S | 41,100 | 12 | 1.00 | A | 1.00 | A | 1.00 | | | | 266,990 |

| TOTAL | 41,100 SF | ZONING | RL | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | NBHD 12 | NOTE | | | | LAND | 267,000 | 251,900 |
| St Ind | AVERAGE | | BUILDING | 510,400 | 488,100 | | | |
| Infl | AVERAGE | | DETACHED | 3,000 | 3,000 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 780,400 | 743,000 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 01 1.00 10X14 | 2020 | 140 | 21.39 | 3,000 |



BLDG COMMENTS
BMF=FAM RM (EST 5/6/2022)



| BUILDING | CD | ADJ | DESC | MEASURE | 11/2/2017 | NF |
|----------|----|------|-----------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/13/2007 | JH |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 5/23/2022 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1984 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,918 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,710 | | 52.69 | 90,096 |
| \$NLA(RCN) | \$337 | OVERALL | 1.030 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BMF | N | BSMT FINISH | 855 | | 36.67 | 31,351 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | AGR | N | ATT GARAGE | 484 | | 40.84 | 19,768 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | BAS | L | BASE AREA | 1,918 | 1984 | 233.58 | 448,013 |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | D | WDK | N | WOOD DECK | 620 | | 40.38 | 25,033 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | + | OPA | N | OPEN PORCH | 256 | | 51.50 | 13,184 |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | F11 | O | | FPL 1S 1OP | 1 | | 7,866.10 | 7,866 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 646,023 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | G |
| EFF.YR/AGE | 1991 / 32 |
| COND | 21 21 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 21 % GD 79 |
| RCNLD | \$510,400 |