

Key: 689

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 708

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCGRATH RICHARD A TRUSTEE RICHARD A MCGRATH REVOCABLE TRUST 31 MCGREGORY ROAD STURBRIDGE, MA 01566				79-60-0				182 FOSTER ROAD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MCGRATH RICHARD A TRUSTEE				11/06/2019	F	1	32446-146
MCGRATH RICHARD				06/03/2019	DC		23206-196				
MCGRATH RICHARD & JOAN M				10/10/2008	QS	1,200,000	23206-196				

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	%
384	06/24/2002	5	OTHER	17,000			100	100
388	07/03/2001	2	ADD	200,000	06/26/2002	LB	100	100
388	07/03/2001	6	DEMO		06/26/2002	LB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	23,201	5	1.00	A	1.00	A	1.00	767,200	1.97	A	1.00	R12	3.50			803,850

DETACHED

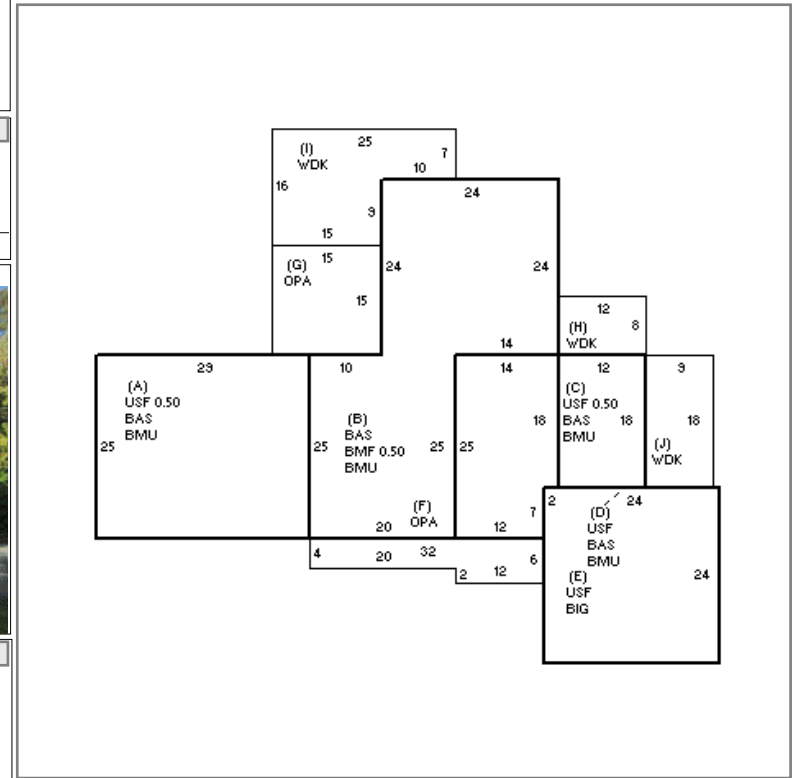
TOTAL	23,201 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	803,900	606,700
St Ind	AVERAGE		LAND	1,231,600	1,176,600			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	2,035,500	1,783,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/05/2020



BLDG COMMENTS
4 skylights/BMF EST



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/5/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/5/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/5/2021	MR
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,432,078
NET AREA	3,676	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,353		67.79	159,507		
\$NLA(RCN)	\$390	OVERALL	1.050	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	2,353	2002	327.63	770,922		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,323	2002	249.35	329,886		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BMF	N	BSMT FINISH	538		59.57	32,047		
				FLOOR COVER	1	HARDWOOD	1.00	E	BIG	N	BUILT-IN GARAGE	576		71.87	41,395		
				INT FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	377		73.84	27,838		
				HEATING/COOL	9	WARM/CL AIR	1.03	+	WDK	N	WOOD DECK	568		57.89	32,883		
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	3		4,616.07	13,848		

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

EFF.YR/AGE	2005 / 18
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$1,231,600