

Key: 6951

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.177

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CURRENT OWNER				PARCEL ID				LOCATION								
O'HARA MARK G & O'HARA PAULINA J MCCARTHY 22 WALKER ROAD BREWSTER, MA 02631				43-6-0				22 WALKER ROAD								
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
				O'HARA MARK G & O'HARA MARK G O'HARA MARK C				12/06/2010 04/25/2000 02/18/2000	F A QS	1 1 60,000	25058-191 12964-229 12840-283					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	16,100	14	1.00	A	1.00	A	1.00	252,080	2.65	A	1.00	R03	1.15		246,960

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	%
23-417	04/20/2023	7	ALTERATIONS	50,000	05/30/2024	TCK	100	100
687	07/30/2021	7	ALTERATIONS	11,950	05/05/2022	TCK	100	100
358	04/29/2013	2	ADD	13,000	08/21/2014	RJM	100	100
951	12/13/2012	2	ADD	15,000	08/21/2014	RJM	100	100
NP		12	CYCLICAL NON		04/27/2007	JH	100	100

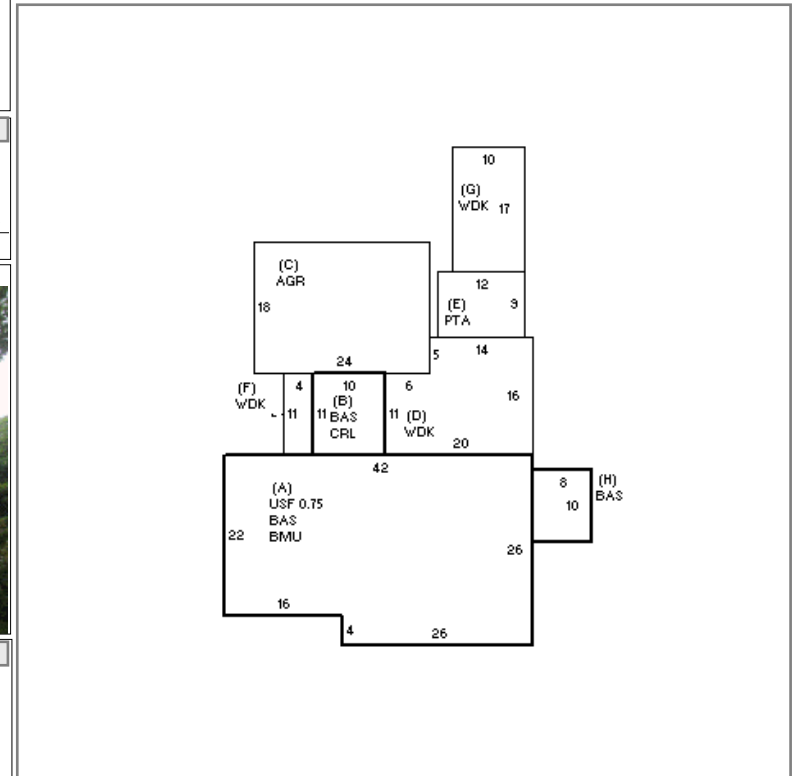
TOTAL	16,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	247,000	253,200
St Ind	AVERAGE		LAND	608,700	562,500			
Infl	AVERAGE		DETACHED	23,200	23,000			
						OTHER	0	0
						<b>TOTAL</b>	<b>878,900</b>	<b>838,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 8X10		80	22.01	1,800
PTD	G	1.20	01 1.00 11X13		143	10.80	1,500
IPV	+	1.10	01 1.00 12X28	2013	336	52.53	17,600
PTD	G	1.20	01 1.00 12X20	2013	240	9.72	2,300



BUILDING	CD	ADJ	DESC	MEASURE	4/27/2007	JH
MODEL	1		RESIDENTIAL	LIST	4/27/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	6/12/2024	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,989	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,028		69.11	71,046
\$NLA(RCN)	\$340	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,138	2000	301.72	343,353
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	771	2000	225.03	173,498
				ROOF COVER	1	ASPH/CMP SH	1.00	B	CRL	N	BSMT CRAWL	110		37.17	4,088
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	432		49.59	21,422
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	504		47.98	24,183
				HEATING/COOL	2	HOT WATER	1.00	E	PTA	N	PATIO	108		19.46	2,102
				FUEL SOURCE	2	GAS	1.00	H	BAS	L	BASE AREA	80	2013	301.72	24,137
									ODS	O	OUTDOOR SHOWER	1		2,956.00	2,956



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CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$9,547
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	0	1.00

TOTAL RCN	676,332	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			G
KITCHEN			G
BATHS			A
HEAT/ELEC			A
EFF.YR/AGE	2012 / 11		
COND	11	11 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD			\$608,700