

Key: 7192

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.421

LEG
A
L
L
A
N
D

D
E
T
A
C
H
E
D

B
U
I
L
D
I
N
G

CURRENT OWNER						PARCEL ID						LOCATION						
MCCORMICK JOHN P & THERESA M						72-14-0						55 CARLTON CIRCLE						
55 CARLTON CIRCLE						TRANSFER HISTORY						DOS		T	SALE PRICE		BK-PG (Cert)	
BREWSTER, MA 02631						MCCORMICK JOHN P & THERES REMY JANE						06/16/1999		P	125,000		12343-266	
												11/20/1985		XX	4808-282			

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	%
1	01/02/2001	12	CYCLICAL NON		03/01/2013	SF	100	100
521	09/08/2000	3	OUT BUILDING	2,500			100	100
92	02/28/2000	10	INGROUND POO	25,000			100	100
79	02/23/2000	2	ADD	1,440	04/11/2000	LB	100	100
		5	OTHER	14,000	04/11/2000	LB	100	100

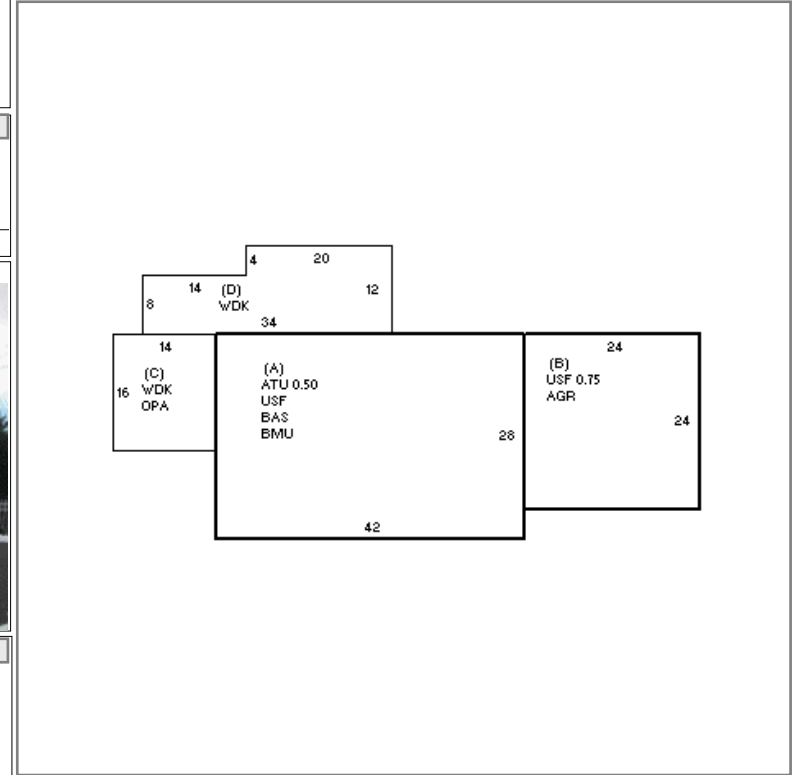
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE								
100	S	44,060	13	1.00	13F	1.00	A	1.00	295,920	1.23	A	1.00	PV7	1.35						368,730

TOTAL	1.011 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E				LAND	368,700	347,900
St Ind	CROWELL'S BOG		LAND	833,500	796,500			
Infl	AVERAGE		DETACHED	19,400	19,200			
			OTHER	0	0			
TOTAL						TOTAL	1,221,600	1,163,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	20 0.80	14X28	2000	392 43.93	13,800
SHF	A	1.00	20 0.80	10X14	2001	140 21.39	2,400
HTB	A	1.00	20 0.80		2000	1 4,058.10	3,200



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	2/23/2021	TCK
MODEL	1		RESIDENTIAL	LIST	3/1/2013	SF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/22/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,004,162		
NET AREA	2,784	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,176		78.48	92,293	CONDITION ELEM	CD		
\$NLA(RCN)	\$361	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,176	2000	352.90	415,016			EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,608	2000	213.82	343,823			INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	A	ATU	N	ATTIC UNF	588		74.22	43,643			KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	B	AGR	N	ATT GARAGE	576		52.72	30,367			BATHS	A
				INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	224		69.50	15,588			HEAT/ELEC	A
				HEATING/COOL	9	WARM/CL AIR	1.03	+	WDK	N	WOOD DECK	576		54.49	31,384				
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		14,109.50	14,110				
									ODS	O	OUTDOOR SHOWER	1		3,356.80	3,357				
CAPACITY		UNITS	ADJ																
STORIES		2	1.00																
ROOMS		8	1.00																
BEDROOMS		4	1.00																
BATHROOMS		2	1.00																
FIXTURES		8	\$14,602																
GARAGE SPACES		2	1.00																
% BSMT FIN		0	1.00																
# 1/2 BATHS		1	1.00																
# OF UNITS		1	1.00																
EFF.YR/AGE			2000 / 23																
COND	17	17 %																	
FUNC	0																		
ECON	0																		
DEPR	17	% GD	83																
RCNLD			\$833,500																