

Key: 746

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 767

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY TERRENCE C TRUSTEE 20 NORTHWOOD DRIVE UNIT 102 SUDBURY, MA 01776				78-77-746				29 HOLLOW LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY TERRENCE C TRUST				10/17/2022	DC		34469-6				
MCCARTHY TERRENCE C & ANN				09/14/2021	QS	751,000	34469-6				
GRETO JILL M				01/26/2018	H		31046-273				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
979	10/26/2021	7	ALTERATIONS	15,000	05/24/2022	TCK	100	100
947	10/14/2021	7	ALTERATIONS	11,000	05/24/2022	TCK	100	100
	09/14/2021	15	SALE REVIEW	751,000	05/18/2022	JMG	100	100
1119	12/31/2019	7	ALTERATIONS	12,000	07/17/2020	MR	100	100
871	10/28/2015	7	ALTERATIONS	995	05/02/2016	WFF	100	100

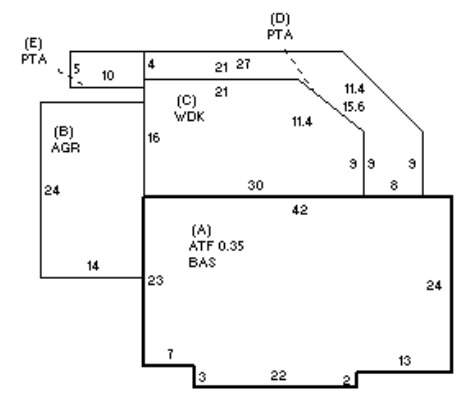
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	837,500	790,800
						DETACHED	0	0
						OTHER	0	0
						<b>TOTAL</b>	<b>837,500</b>	<b>790,800</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/12/2008	SAM
MODEL	10		CONDO RES	LIST	12/12/2008	EST
STYLE	2	1.00	STAND ALONE [100%]	REVIEW	6/10/2022	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS

OUTDOOR SHOWER

LOADING

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,411	DETAIL ADJ	2.555
\$NLA(RCN)	\$618	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHS	2	1.00	
HALF BATHS	0	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	2.7	1.00	
FIXTURES	7	\$9,100	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	5	SEAPINES	2.20
STYLE	44	05-HOLLOW	1.15
VIEW/LOC	1	NONE	1.00
HVAC	14	ELEC BB+AC	1.01
END/MIDDLE	1	END	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,045	1977	635.81	664,426
A	ATF	L	ATTIC FIN	366	1977	446.68	163,484
B	AGR	N	ATT GARAGE	336		38.70	13,003
C	WDK	N	WOOD DECK	449		33.90	15,221
+	PTA	N	PATIO	301		12.90	3,883

TOTAL RCN	872,417
CONDITION ELEM	CD
INTERIOR	V
KITCHEN	G
BATHS	G
EXTERIOR	G
EFF.YR/AGE	2009 / 14
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$837,500