

Key: 7483

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.713

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MAGUIRE MARY ANN 49 MARLBORO ROAD BREWSTER, MA 02631		95-67-0		49 MARLBORO ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MAGUIRE MARY ANN		03/30/2023	DC	3203-210	
MAGUIRE DAVID & MARY ANN		12/03/1980	XX	48,700	3203-210

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	16,430	13	1.00	A	1.00	A	1.00	219,200	2.61	A	1.00	R03	1.00				215,520

TOTAL	16,430 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	215,500	203,300
St Ind	AVERAGE		BUILDING	289,500	273,300			
Infl	AVERAGE		DETACHED	1,800	1,800			
			OTHER	0	0			
						<b>TOTAL</b>	<b>506,800</b>	<b>478,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	30 0.70 12X10	1997	120	21.39	1,800	10/28/2020



BLDG COMMENTS  
INFO @ DOOR 10/28/20

BUILDING	CD	ADJ	DESC	MEASURE	10/28/2020	TCK
MODEL	1		RESIDENTIAL	LIST	1/21/2011	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	12/15/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,138	DETAIL ADJ	1.000
\$NLA(RCN)	\$339	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,939	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	16	FHA+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,138		57.03	64,898
A	BAS	L	BASE AREA	1,138	1979	256.43	291,822
B	WDK	N	WOOD DECK	252		39.59	9,977
C	OPA	N	OPEN PORCH	152		50.50	7,676
	F11	O	FPL 1S 10P	1		7,713.40	7,713

TOTAL RCN	386,025
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1983 / 40
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$289,500

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	%
NP 472	10/01/2010	14	CYCLICAL GRO		10/28/2020	TCK	100	100
		12	CYCLICAL NON		01/21/2011	JH	100	100
		2	ADD	10,000	01/21/2011	JH	100	100
		12	CYCLICAL NON		09/24/2003	JB	100	100
185	04/14/1998	2	ADD	5,000	04/11/2000	LB	100	100

