

Key: 7490

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.720

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MCCARTHY PAUL F 7 MARLBORO ROAD BREWSTER, MA 02631		95-74-0		7 MARLBORO ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCCARTHY PAUL F		06/07/1995	H	100	9699-142

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 %
462	05/29/2018	14	CYCLICAL GRO ALTERATIONS	10,250	10/27/2020	TCK	100 100
		7			07/11/2019	TCK	100 100
		12	CYCLICAL NON		02/28/2013	SF	100 100

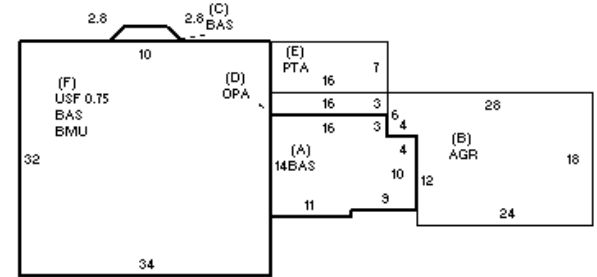
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	16,448	13	1.00	A	1.00	A	1.00	219,200	2.60	A	1.00	R03	1.00				215,560

TOTAL	16,448 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	215,600	203,400			
St Ind	AVERAGE		BUILDING	432,700	408,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		648,300	612,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/27/2020	TCK
MODEL	1		RESIDENTIAL	LIST	9/24/2003	JB
STYLE	4	1.02	CAPE [100%]	REVIEW	12/15/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	576,940		
NET AREA	2,179	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,363	1983	241.57	329,260	CONDITION ELEM	CD		
\$NLA(RCN)	\$265	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	B	AGR	N	ATT GARAGE	456		38.86	17,719	EXTERIOR	A		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	D	OPA	N	OPEN PORCH	48		49.00	2,352	INTERIOR	A		
STORIES		1.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	E	PTA	N	PATIO	112		15.58	1,745	KITCHEN	A		
ROOMS		7	1.00	FLOOR COVER	1	HARDWOOD	1.00	F	BMU	N	BSMT UNFINISHED	1,088		55.33	60,203	BATHS	A		
BEDROOMS		4	1.00	INT FINISH	2	DRYWALL	1.00	F	USF	L	UPPER STORY FIN	816	1983	178.33	145,519	HEAT/ELEC	A		
BATHROOMS		2	1.00	HEATING/COOL	14	ELECT BB+AC	1.01	F21	O		FPL 2S 1OP	1		9,948.00	9,948				
FIXTURES		8	\$10,192	FUEL SOURCE	3	ELECTRIC	0.95												
GARAGE SPACES		0	1.00																
% BSMT FIN		0	1.00																
# 1/2 BATHS		1	1.00																
# OF UNITS		1	1.00																
																EFF.YR/AGE	1983 / 40		
																COND	25 25 %		
																FUNC	0		
																ECON	0		
																DEPR	25	% GD	75
																RCNLD	\$432,700		