

Key: 7517

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.744

LEGAL

LAND

DETAILED

BUILDING

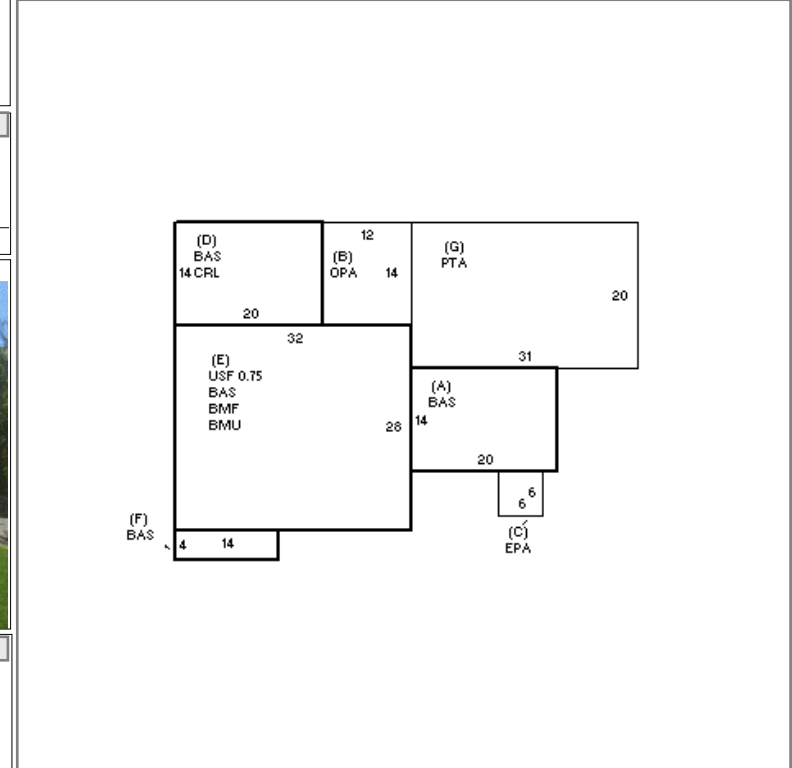
CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY JOHN R SR TRUSTEE				83-56-0				99 SCARBOROUGH ROAD			
MCCARTHY FAMILY 2023 REV LIVING TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
99 SCARBOROUGH ROAD				MCCARTHY JOHN R SR TRUSTE				02/27/2023	F	1	35653-202
BREWSTER, MA 02631				MCCARTHY JOHN R				08/31/2020	H		33216-79
				MCCARTHY JOHN R & JOELLE				08/22/2003	QS	419,000	17514-113

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	%
23-194	03/28/2023	3	OUT BUILDING	10,000	05/29/2024	TCK	100	100
22-802	11/04/2022	10	INGROUND POO	53,700	05/29/2024	TCK	100	100
14	01/09/2014	7	ALTERATIONS	30,500	06/10/2015	MW	100	100
		12	CYCLICAL NON		02/25/2013	SF	100	100
269	05/14/1997	2	ADD	5,000	06/24/1998	BC	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,605	13	1.00	A	1.00	A	1.00				265,940

TOTAL	40,605 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	265,900	250,900			
St Ind	AVERAGE		BUILDING	518,900	487,100			
Infl	AVERAGE		DETACHED	43,100	8,400			
			OTHER	0	0			
			TOTAL	827,900	746,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X16		128	21.39	2,200
PBC	A	1.00	20 0.80 23X38		874	9.00	6,300
CAB	A	1.00	01 1.00 11X11	2023	121	31.80	3,800
PTD	A	1.00	01 1.00 14X20	2023	280	8.10	2,300
IPG	A	1.00	01 1.00 16X34 IRR	2023	544	52.47	28,500



BUILDING	CD	ADJ	DESC	MEASURE	2/3/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/3/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/11/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	701,279	
NET AREA	2,184	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,512	1981	271.04	409,815	CONDITION ELEM	CD	
\$NLA(RCN)	\$321	OVERALL	1.020	EXT COVER	2	CLAPBOARD	1.00	B	OPA	N	OPEN PORCH	168		56.10	9,425	EXTERIOR	A	
				ROOF SHAPE	6	SALTBOX	1.00	C	EPA	N	ENCLOSED PORCH	36		130.96	4,715	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	D	CRL	N	BSMT CRAWL	280		34.07	9,539	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.00	E	BMU	N	BSMT UNFINISHED	896		66.20	59,313	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	E	BMF	N	BSMT FINISH	896		39.94	35,790	HEAT/ELEC	A	
				HEATING/COOL	2	HOT WATER	1.00	E	USF	L	UPPER STORY FIN	672	1981	206.28	138,619			
				FUEL SOURCE	1	OIL	1.00	G	PTA	N	PATIO	620		13.38	8,296			
										F21	O	FPL 2S 1OP	1		11,389.40	11,389		
										ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710		
														EFF.YR/AGE	1981 / 42			
														COND	26 26 %			
														FUNC	0			
														ECON	0			
														DEPR	26	% GD	74	
														RCNLD	\$518,900			