

Key: 8065

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.286

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CURRENT OWNER						PARCEL ID				LOCATION					
ROSENTHAL SCOTT D						151-2-0				777-779 SOUTH ORLEANS ROAD					
777-779 SOUTH ORLEANS ROAD						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
BREWSTER, MA 02631						ROSENTHAL SCOTT D				07/20/2018	QS	630,000	(216819)		
						MCCARTHY MICHAEL JOSEPH &				03/15/2006	F	10	(179487)		
						MCCARTHY MICHAEL J &				04/25/2002	QS	117,500	(164987)		

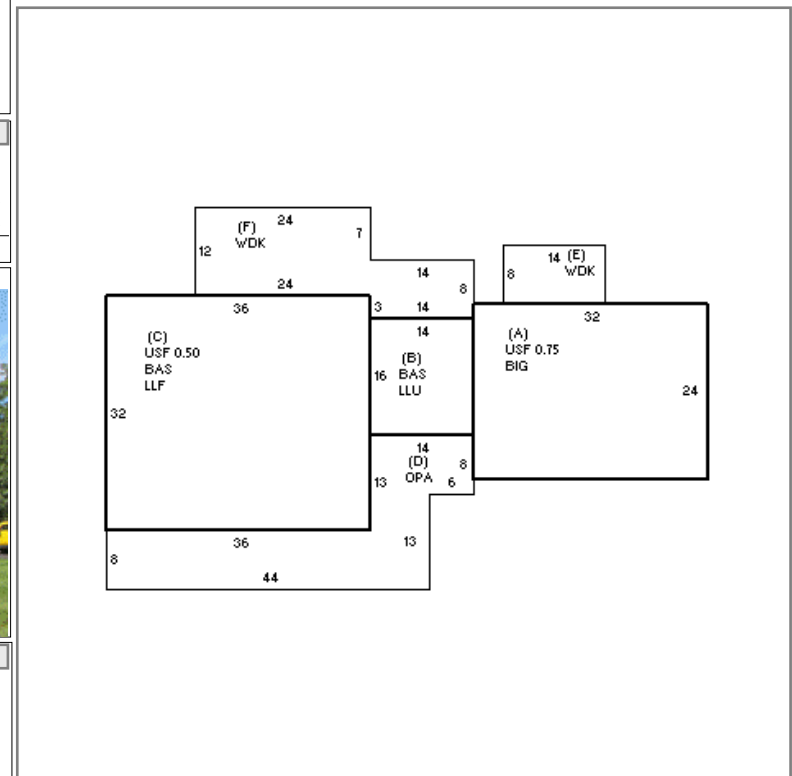
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
824	09/24/2018	77	SOLAR PANELS	28,000	07/29/2019	NF	100	100
769	09/05/2018	2	ADD	50,000	07/29/2019	NF	100	100
	07/20/2018	15	SALE REVIEW	630,000	05/02/2019	JMG	100	100
292	04/26/2012	7	ALTERATIONS		02/07/2013	MR	100	100
588	10/30/2008	2	ADD	100,000	03/08/2012	MR	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,510	13	1.00	A	1.00	A	1.00	197,280	1.30	A	1.00	RM2	0.90		239,150

TOTAL	40,510 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	239,200	225,600
St Ind	AVERAGE		BUILDING	790,800	755,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,030,000	981,400

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/26/2010	JH
MODEL	1		RESIDENTIAL	LIST	5/2/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	8/6/2019	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
29 SOLAR PANELS(EST)  
LLF=EXERCISE RM, 2 GAME RMS, FULL BATH

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YEAR BLT	2002	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	919,588
NET AREA	3,680	DETAIL ADJ	0.950	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	768		54.17	41,600		
\$NLA(RCN)	\$250	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	576	2002	200.85	115,690		
				ROOF SHAPE	1	GABLE	1.00	B	LLU	N	LOWER LEVEL UNF	224		105.24	23,574		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,376	2010	280.76	386,322		
				FLOOR COVER	1	HARDWOOD	1.00	C	LLF	L	LOWER LEVEL FIN	1,152	2002	139.66	160,884		
				INT FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	576	2010	200.85	115,690		
				HEATING/COOL	16	FHA+DCTLS AC	1.01	D	OPA	N	OPEN PORCH	504		56.95	28,702		
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	512		44.65	22,860		
									ODS	O	OUTDOOR SHOWER	1		2,895.40	2,895		

CONDITION	ELEM	CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A

EFF.YR/AGE	2006 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86

RCNLD	\$790,800
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