

Key: 83

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 88

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MCLAUGHLIN MICHAEL F & MCLAUGHLIN MARY JANE 8 WOLCOTT ROAD WOBURN, MA 01801				38-42-0				18 HILLCREST DRIVE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCLAUGHLIN MICHAEL F & MCLAUGHLIN MICHAEL F TRUS MCLAUGHLIN MICHAEL F &				08/16/2010 03/19/2010 05/24/1995	F F L	1 100 117,000	24754-349 24428-345 9680-103	

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		12	CYCLICAL NON		08/15/2007	JH	100	100

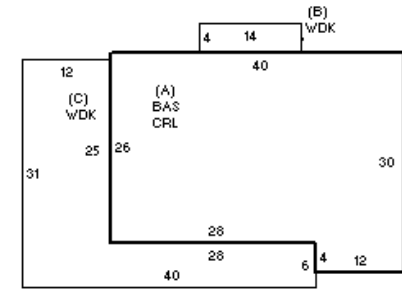
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,200 1	1.00	A	1.00	A	1.00	767,200	4.33	A	1.00	BA- 3.50	701,090

TOTAL	9,200 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	NOTE				LAND	701,100	661,400
St Ind	AVERAGE		BUILDING	227,200	214,400			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
			TOTAL	929,500	877,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30	0.70 8X10		80	22.01	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/26/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/26/2018	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/20/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	349,504		
NET AREA	1,088	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	1,088		25.65	27,905	CONDITION ELEM	CD		
\$NLA(RCN)	\$321	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,088	1963	261.29	284,284	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	596		39.20	23,363	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		7,637.00	7,637	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415	BATHS	A		
				INT FINISH	3	WD PANEL	1.00									HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1963 / 60
																		COND	35 35 %
																		FUNC	0
																		ECON	0
																		DEPR	35 % GD 65
																		RCNLD	\$227,200