

Key: 2120

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.272

LEGALLAND

CURRENT OWNER		PARCEL ID		LOCATION	
KELLEHER GAVIN & JENNIFER 7 SANDBAR LANE BREWSTER, MA 02631		49-25-0		7 SANDBAR LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KELLEHER GAVIN & JENNIFER		10/07/2022	QS	1,750,000	35412-314
HELMS PETER A & KIMBERLY		10/07/2022	F	1	35412-311
HELMS PETER A TRUSTEE &		04/27/2016	F	100	29609-41

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 %
547	10/09/2008	2	ADD	200,000	04/16/2010	JH	100 100
NP		12	CYCLICAL NON		07/10/2007	JH	100 100
102	02/28/2006	3	OUT BUILDING	2,985	07/10/2007	JH	100 100

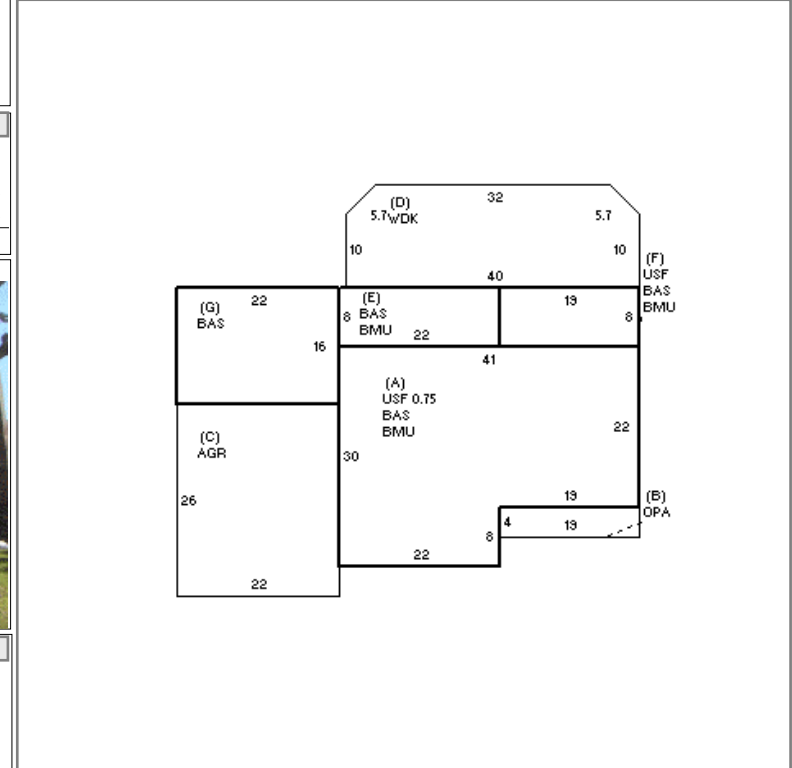
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,370	2	1.00	2-A 1.00 A 1.00	767,200	2.49	A	1.00	R19	3.50	760,360

TOTAL	17,380 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE				LAND	760,400	717,300
St Ind	SALTWORKS		BUILDING	809,700	772,800			
Infl	AVERAGE		DETACHED	2,800	2,700			
			OTHER	0	0			
						TOTAL	1,572,900	1,492,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90 10X12	2006	120	25.67	2,800



BLDG COMMENTS



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	2/27/2018	NF
MODEL	1		RESIDENTIAL	LIST	7/6/2023	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	7/6/2023	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1981	SIZE ADJ	0.990
NET AREA	2,719	DETAIL ADJ	1.000
\$NLA(RCN)	\$310	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
FIXTURES	12	\$18,018
GARAGE SPACES	2	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	1	WD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,406		60.18	84,610
A	USF	L	UPPER STORY FIN	809	1981	208.08	168,333
B	OPA	N	OPEN PORCH	76		57.17	4,345
C	AGR	N	ATT GARAGE	572		43.37	24,807
D	WDK	N	WOOD DECK	544		44.82	24,384
+	BAS	L	BASE AREA	328	2008	270.59	88,752
F	USF	L	UPPER STORY FIN	152	2008	208.08	31,628
+	BAS	L	BASE AREA	1,430	1981	270.59	386,938
	F21	O	FPL 2S 10P	1		11,607.20	11,607

TOTAL RCN	843,422	
CONDITION ELEM	CD	
EXTERIOR	V	
INTERIOR	V	
KITCHEN	V	
BATHS	V	
HEAT/ELEC	V	

EFF.YR/AGE	2019 / 4	
COND	4	4 %
FUNC	0	
ECON	0	
DEPR	4	% GD 96

RCNLD	\$809,700
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