

Key: 2700

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.868

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
GALINEY JOHN B & KATHLEEN J 7 WARREN AVENUE PH 16 BOSTON, MA 02116		48-7-0		73 BRIER LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GALINEY JOHN B & KATHLEEN		05/03/2021	F	1 34070-87	
GALINEY JOHN BRADFORD &		06/04/2019	F	1 32066-153	
GALINEY JOHN BRADFORD & K		05/19/2015	F	1 28878-199	

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 %
2022-23	01/30/2020	13	SPLIT/SUB/LA		05/04/2021	JMG	100 100
831	10/31/2012	7	ALTERATIONS	1,100	02/14/2013	SF	100 100
152	04/29/2009	2	ADD	3,300	04/09/2010	JH	100 100
709	11/23/2005	7	ALTERATIONS	11,200			100 100
363	07/01/1997	3	OUT BUILDING	600			100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	11 1.00	A 1.00	A 1.00	372,640	1.00	A 1.00	R07	1.70		515,690
300	A	0.680	11 1.00	A 1.00	A 1.00	20,400	1.00	A 1.00	R07	1.70		13,870
350	A	0.061	11 1.00	A 1.00	A 1.00	2,100	1.00	A 1.00	TWP	1.00		130

TOTAL	2.118 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11		NOTE FY22 ANR Plan Bk 688 Pg 65	LAND		529,700	499,700		
St Ind	AVERAGE			BUILDING		406,500	388,900		
Infl	AVERAGE			DETACHED		1,100	1,000		
				OTHER		0	0		
			TOTAL		937,300	889,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60	8X10		80	22.01	1,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/16/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/16/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/8/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,736	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	576		32.73	18,854
\$NLA(RCN)	\$312	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,184	1984	273.70	324,060
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	552	1984	200.21	110,517
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	288		42.26	12,171
				FLOOR COVER	3	W/W CARPET	1.00	C	EPA	N	ENCLOSED PORCH	132		86.78	11,455
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	352		44.60	15,700
				HEATING/COOL	14	ELECT BB+AC	1.01	E	BMU	N	BSMT UNFINISHED	256		72.06	18,448
				FUEL SOURCE	3	ELECTRIC	0.95	F	CRL	N	BSMT CRAWL	352		32.73	11,522
								F11	O	FPL 1S 1OP	1		8,232.70	8,233	
								ODS	O	OUTDOOR SHOWER	1		2,603.40	2,603	

TOTAL RCN	541,970	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE 1984 / 39		
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD	\$406,500	

