

Key: 2706

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.874

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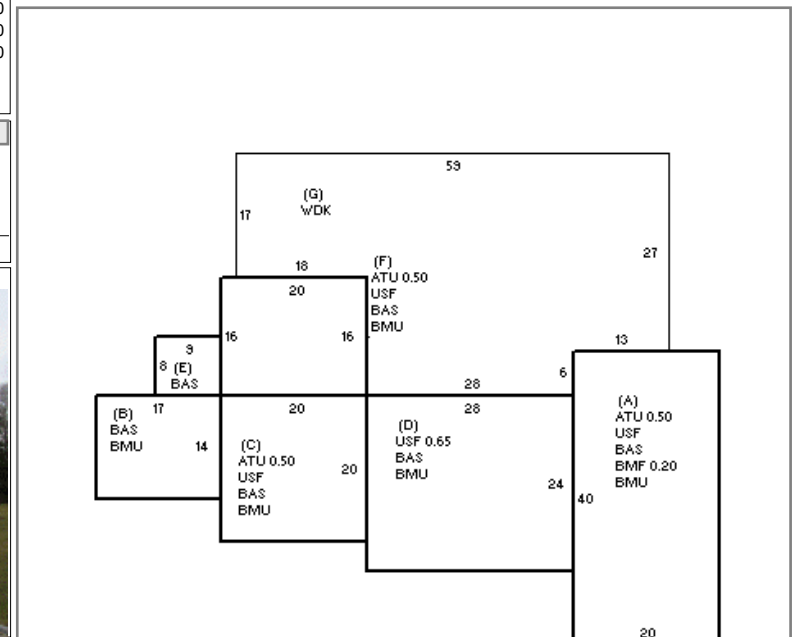
CURRENT OWNER		PARCEL ID		LOCATION	
KELLEHER KATHLEEN MEGAN 444 FAR REACH ROAD WESTWOOD, MA 02090		48-62-0		88 BRIER LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KELLEHER KATHLEEN MEGAN		04/18/2008	QS	1,610,000	22844-302
MCIVER GALE		05/22/2000	H	1	13024-15
SCHERDING ANDREW & GAIL		07/18/1990	QS	490,000	7230-196

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
103	02/02/2021	7	ALTERATIONS	20,800	04/27/2022	TCK	100 100
243	04/10/2020	10	INGROUND POO	135,000	12/15/2020	NF	100 100
242	04/10/2020	1	NEW CONSTRUC	850,000	02/27/2023	TCK	100 100
231	04/03/2020	7	ALTERATIONS	425,000	04/27/2022	TCK	100 100
966	11/01/2019	7	ALTERATIONS	65,000	12/15/2020	NF	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
200	A	1,377	11	1.00	A	1.00	A	1.00	204,850	1.00	A	1.00	R07	1.70	282,080
300	A	5,426	11	1.00	A	1.00	A	1.00	20,400	1.00	A	1.00	R07	1.70	110,690
350	A	1,820	11	1.00	A	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00	3,820

TOTAL	10.000 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE Added wetlands per Plan Book 469/15 -- 10/18/04 cc	LAND	912,300	860,600			
St Ind	AVERAGE		BUILDING	2,431,800	2,319,700			
Infl	AVERAGE		DETACHED	48,200	47,600			
			OTHER	1,304,400	1,242,100			
			TOTAL	4,696,700	4,470,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	V	1.50	01 1.00	16X50 EST	2020	800	48.02 38,400
PTD	G	1.20	01 1.00	@ POOL	2020	427	8.64 3,700
PBC	A	1.00	01 1.00	25X27	2021	675	9.00 6,100



BUILDING	CD	ADJ	DESC	MEASURE	6/25/2019	NF
MODEL	1		RESIDENTIAL	LIST	6/25/2019	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/28/2023	EMZ
QUALITY	E	2.10	EXCELLENT [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
CUSTOM/POST AND BEAM--Room Count, 3
Fireplaces, bedroom count & bathrooms per new owner sales report 6/27/08cc

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YEAR BLT	1986	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,481,433				
NET AREA	4,459	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,430		100.98	245,388	CONDITION ELEM	CD				
\$NLA(RCN)	\$557	OVERALL	1.080	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH	160		88.74	14,199	EXTERIOR	V				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,957	1986	338.42	662,296	INTERIOR	E				
				ROOF COVER	1	ASPH/CMP SH	1.00	A	ATU	N	ATTIC UNF	400		117.48	46,991	KITCHEN	E				
				FLOOR COVER	2	SOFTWOOD	1.00	C	ATU	N	ATTIC UNF	200		117.48	23,496	BATHS	E				
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	2,502	1986	488.06	1,221,130	HEAT/ELEC	A				
				HEATING/COOL	9	WARM/CL AIR	1.03	F	ATU	N	ATTIC UNF	160		117.48	18,797						
				FUEL SOURCE	1	OIL	1.00	G	WDK	N	WOOD DECK	1,581		86.24	136,343						
													F21	O	FPL 2S 1OP	2	22,331.80	44,664			
													F22	O	FPL 2S 2OP	1	27,437.90	27,438			
													ODS	O	OUTDOOR SHOWER	1	5,312.90	5,313			
																	EFF.YR/AGE	2021 / 2			
																	COND	2 2 %			
																	FUNC	0			
																	ECON	0			
																	DEPR	2 % GD		98	
																	RCNLD			\$2,431,800	

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
KELLEHER KATHLEEN MEGAN 444 FAR REACH ROAD WESTWOOD, MA 02090		48-62-0	88 BRIER LANE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

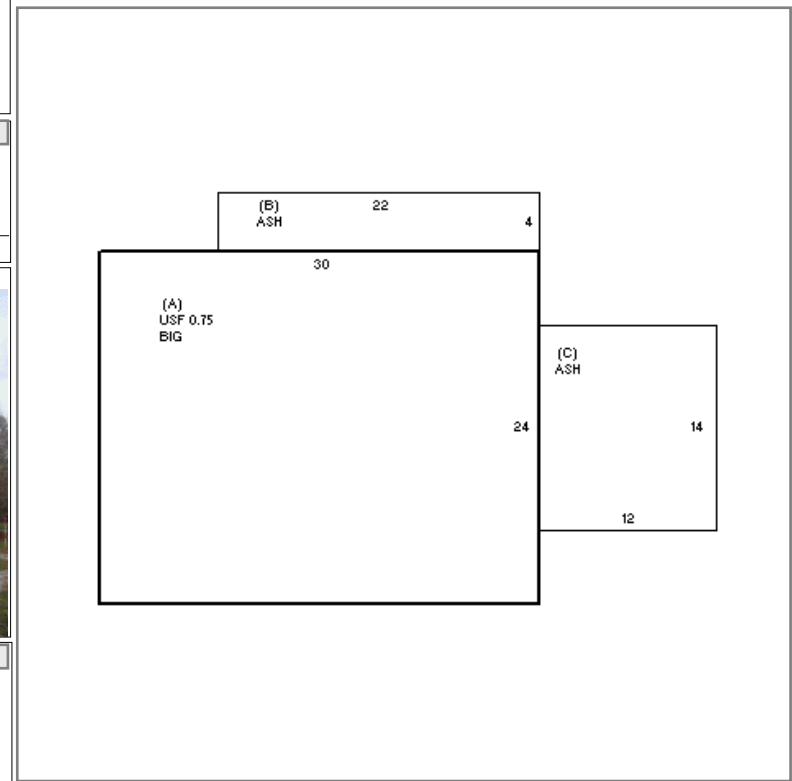
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	176,000	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/25/2019	NF
MODEL	1		RESIDENTIAL	LIST	6/25/2019	EST
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	3/28/2023	EMZ
QUALITY	E	2.10	EXCELLENT [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	1.000
NET AREA	540	DETAIL ADJ	1.000
\$NLA(RCN)	\$413	OVERALL	0.750
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	1		1.00
BEDROOMS	0		1.00
BATHROOMS	0		1.00
FIXTURES	0		.00
GARAGE SPACES	0		1.00
% BSMT FIN	0		1.00
# 1/2 BATHS	0		1.00
# OF UNITS	1		1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	720		74.90	53,931
EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	540	1991	292.52	157,958
ROOF SHAPE	1	GABLE	1.00	B	ASH	N	ATT SHED	88		44.06	3,878
ROOF COVER	1	ASPH/CMP SH	1.00	C	ASH	N	ATT SHED	168		41.58	6,985
FLOOR COVER	6	OTHER	1.00								
INT FINISH	5	MIN/OTHER	0.95								
HEATING/COOL	5	ELECTRIC BB	1.00								
FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	222,752
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1991 / 32
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$176,000

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CURRENT OWNER				PARCEL ID				LOCATION			
KELLEHER KATHLEEN MEGAN 444 FAR REACH ROAD WESTWOOD, MA 02090				48-62-0				88 BRIER LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					3	3 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

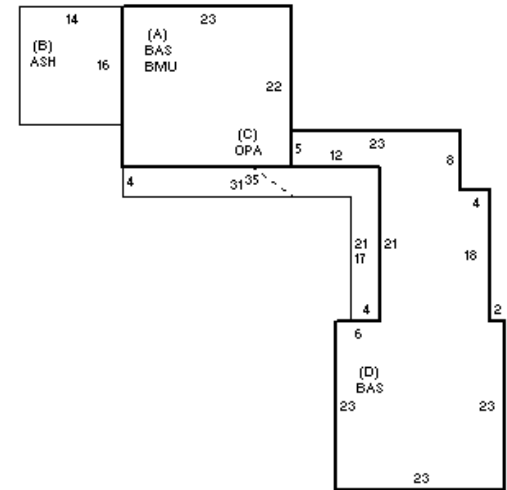
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	N O T E		LAND	849,300	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
POOLHOUSE - INTERIOR ESTIMATED



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BUILDING	CD	ADJ	DESC	MEASURE	12/15/2020	NF
MODEL	1		RESIDENTIAL	LIST	12/15/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/28/2023	EMZ
QUALITY	E	2.10	EXCELLENT [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2020	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,453	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$603	OVERALL	1.030	EXT COVER	2	CLAPBOARD	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	3	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	1	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOL	9	WARM/CL AIR	1.03
FIXTURES	3	\$8,436		FUEL SOURCE	1	OIL	1.00
GARAGE SPACES	0	1.00					
% BSMT FIN	0	1.00					
# 1/2 BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	506		144.59	73,164
B	ASH	N	ATT SHED	224		54.54	12,217
C	OPA	N	OPEN PORCH	208		108.15	22,495
+	BAS	L	BASE AREA	1,453	2020	522.52	759,215

TOTAL RCN	875,526
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2020 / 3
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$849,300

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					4	4 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	279,100	
St Ind		BUILDING			
Infl		DETACHED			
		OTHER			
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/25/2019	NF
MODEL	1		RESIDENTIAL	LIST	6/25/2019	EST
STYLE	18	0.90	DETACHED [100%]	REVIEW	3/28/2023	EMZ
QUALITY	E	2.10	EXCELLENT [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

GYM - INTERIOR ESTIMATED

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YEAR BLT	2020	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	287,710				
NET AREA	560	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	560	2020	498.91	279,391	CONDITION ELEM	CD				
\$NLA(RCN)	\$514	OVERALL	0.790	EXT COVER	10	VERT BOARD	0.98		GEN	O	GENERATOR	1		0.00		EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00		ODS	O	OUTDOOR SHOWER	1		4,006.50	4,007	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00									KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	A				
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A				
				HEATING/COOL	14	ELECT BB+AC	1.01														
				FUEL SOURCE	3	ELECTRIC	0.95														
CAPACITY			UNITS	ADJ														EFF.YR/AGE	2020 / 3		
STORIES	1	1.00																COND	3 3 %		
ROOMS	1	1.00																FUNC	0		
BEDROOMS	0	1.00																ECON	0		
BATHROOMS	0	1.00																DEPR	3	% GD	97
FIXTURES	2	\$4,313																RCNLD	\$279,100		
GARAGE SPACES	0	1.00																			
% BSMT FIN	0	1.00																			
# 1/2 BATHS	1	1.00																			
# OF UNITS	1	1.00																			