

Key: 2935

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.117

LEG
AL
LAND

CURRENT OWNER		PARCEL ID		LOCATION								
KENNEDY PATRICIA W TRUSTEE 255 LONG POND ROAD NOMINEE TR PO BOX 1188 BREWSTER, MA 02631		66-2-0		255 LONG POND ROAD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
KENNEDY PATRICIA W TRUSTE		12/13/2011	F	1 (195861)								
KENNEDY THOMAS R & PATRIC		04/13/2009	F	1 (188332)								
BREWSTER HILLS LLC		04/08/2008	F	1 (185644)								
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13	1.00	A	1.00	A	1.00	1.00	RM2	0.90	273,010
200	A	5,508	13	1.00	A	1.00	A	1.00	1.00	RM2	0.90	597,340
300	A	31,385	13	1.00	A	1.00	A	1.00	1.00	RM2	0.90	338,960

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
108	02/05/2019	7	ALTERATIONS	30,000	07/22/2019	TCK	100 100
393	05/09/2018	7	ALTERATIONS	10,000	07/22/2019	TCK	100 100
607	07/11/2016	7	ALTERATIONS	9,583	03/27/2017	NF	100 100
1078	12/18/2015	77	SOLAR PANELS	300,000	04/13/2016	WFF	100 100
130	03/31/2011	7	ALTERATIONS	30,000	03/23/2012	MR	100 100

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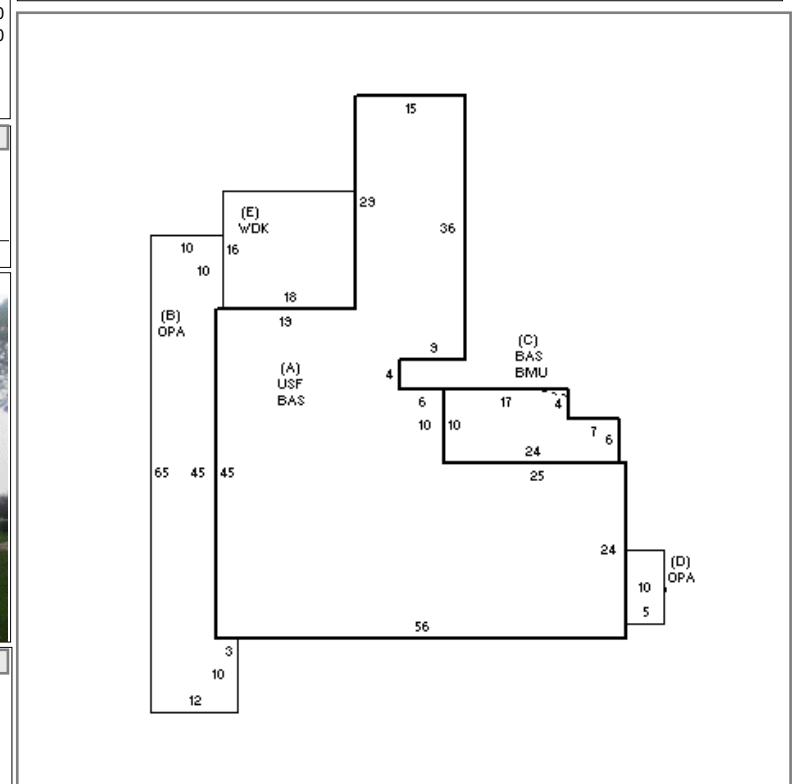
TOTAL	38.270 Acres	ZONING	RM	FRNT	818	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N Now Lot 10 on LCP# 5907-H O Changed acreage per new plan for FY 09 Metal building T is sports complex with tennis courts, racquetball, exercise E and golf simulator.				LAND	1,209,300	1,140,400
St Ind	AVERAGE					BUILDING	1,183,800	1,118,000
Infl	AVERAGE					DETACHED	379,700	376,200
						OTHER	1,456,400	1,375,700
						TOTAL	4,229,200	4,010,300

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 16 X 21		336	31.80	7,500
SHF	G	1.20	10 0.90 12 X 20		240	23.81	5,100
SHF	A	1.00	10 0.90 10 X 17		170	20.77	3,200
SHF	G	1.20	50 0.50 15 X 15		225	23.81	2,700
CTA	G	1.20	10 0.90		1	43,556.28	39,200
SHF	A	1.00	50 0.50		216	19.84	2,100
SHF	A	1.00	50 0.50		673	16.12	5,400
PH1	G	1.20	10 0.90 14X20	2009	280	12.48	3,100
CAN	G	1.20	10 0.90 14X16	2009	224	7.98	1,600
IPG	G	1.20	10 0.90 20X50	2009	1,000	52.03	46,800
HTB	G	1.20	10 0.90	2009	1	4,869.72	4,400
SHF	A	1.00	50 0.50 8X10		80	22.01	900
PTD	G	1.20	10 0.90	2009	3,660	8.10	26,700
FND	G	1.20	10 0.90	2010	1	27,053.76	24,300
SHM	E	1.80	01 1.00 62X146 MET B	2011	9,052	18.51	167,500
CTA	G	1.20	10 0.90 INSIDE MET B	2011	1	43,556.28	39,200



BLDG COMMENTS
INFO BY CARE TAKER
2 STORY TANK HOUSE & TOWER ARE DONE AS SHEDS.
BP650: BUILD INDOOR TENNIS COURTS (SHM +



BUILDING	CD	ADJ	DESC	MEASURE	12/7/2007	JH
MODEL	1		RESIDENTIAL	LIST	4/29/2009	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	7/31/2019	EMZ
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	0.970
NET AREA	5,066	DETAIL ADJ	1.000
\$NLA(RCN)	\$292	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	4	1.00	
FIXTURES	15	\$29,123	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	OTHER	1.00	+	BAS	L	BASE AREA	2,639	1900	321.39	848,156
EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	2,427	1900	201.11	488,103
ROOF SHAPE	3	GAMBREL	1.00	+	OPA	N	OPEN PORCH	675		72.43	48,894
ROOF COVER	1	ASPH/CMP SH	1.00	C	BMU	N	BSMT UNFINISHED	212		96.84	20,531
FLOOR COVER	2	SOFTWOOD	1.00	E	WDK	N	WOOD DECK	288		56.79	16,356
INT FINISH	5	MIN/OTHER	0.95		F23	O	FPL 2S 3OP	1		28,568.30	28,568
HEATING/COOL	9	WARM/CL AIR	1.03								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	1,479,731
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	V
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$1,183,800

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Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.118

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
KENNEDY PATRICIA W TRUSTEE 255 LONG POND ROAD NOMINEE TR PO BOX 1188 BREWSTER, MA 02631		66-2-0	255 LONG POND ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

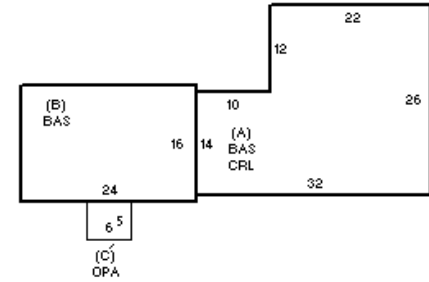
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	306,000	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/22/2019





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/29/2009	JH
MODEL	1		RESIDENTIAL	LIST	4/29/2009	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	7/31/2019	EMZ
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	402.647	
NET AREA	1,096	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	CRL	N	BSMT CRAWL	712		35.66	25,389	CONDITION ELEM	CD	
\$NLA(RCN)	\$367	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,096	1900	329.23	360,831	EXTERIOR	V	
				ROOF SHAPE	5	MANSARD	1.00	C	OPA	N	OPEN PORCH	30		63.00	1,890	INTERIOR	V	
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		9,622.60	9,623	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	V	
				INT FINISH	3	WD PANEL	1.00									HEAT/ELEC	V	
				HEATING/COOL	1	FORCED AIR	1.00									EFF.YR/AGE	1985 / 38	
				FUEL SOURCE	2	GAS	1.00									COND	24 24 %	
																	FUNC	0
																	ECON	0
																	DEPR	24 % GD 76
																	RCNLD	\$306,000

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KENNEDY PATRICIA W TRUSTEE 255 LONG POND ROAD NOMINEE TR PO BOX 1188 BREWSTER, MA 02631		66-2-0	255 LONG POND ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				3	3 of 4
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

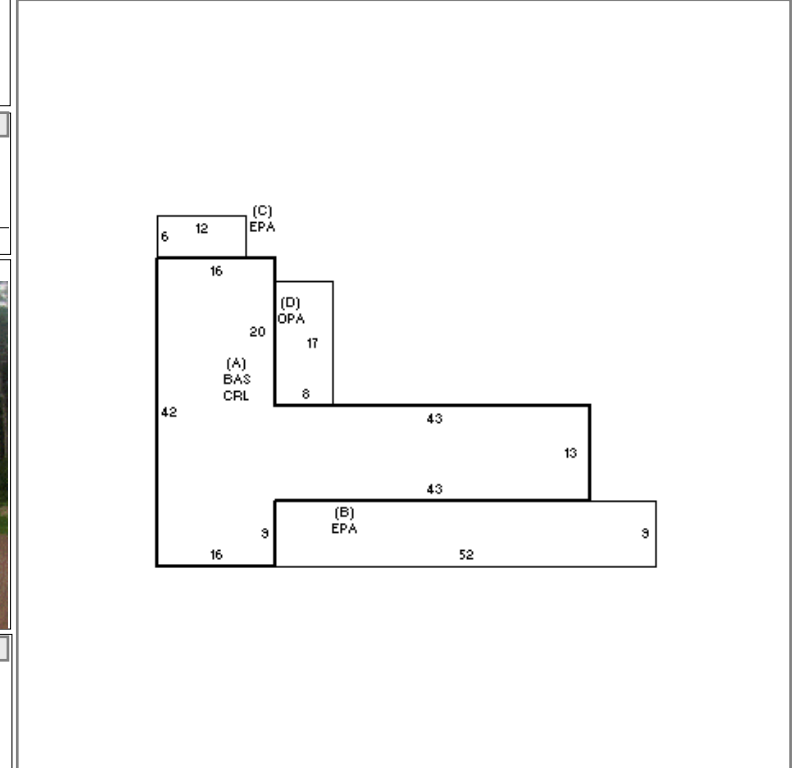
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	412,900	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/29/2009	JH
MODEL	1		RESIDENTIAL	LIST	4/29/2009	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	7/31/2019	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
#285

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YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	516,187		
NET AREA	1,231	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	CRL	N	BSMT CRAWL	1,231		32.09	39,501	CONDITION ELEM	CD		
\$NLA(RCN)	\$419	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,231	1900	320.45	394,475	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	+	EPA	N	ENCLOSED PORCH	540		78.49	42,384	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SH	1.00	D	OPA	N	OPEN PORCH	136		65.00	8,840	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00		CPC	O	CAPE CELLAR	1		7,540.00	7,540	BATHS	V		
				INT FINISH	5	MIN/OTHER	0.95		F11	O	FPL 1S 1OP	1		9,928.10	9,928	HEAT/ELEC	V		
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1993 / 30
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$412,900

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CURRENT OWNER		PARCEL ID	LOCATION		
KENNEDY PATRICIA W TRUSTEE 255 LONG POND ROAD NOMINEE TR PO BOX 1188 BREWSTER, MA 02631		66-2-0	255 LONG POND ROAD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				4	4 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

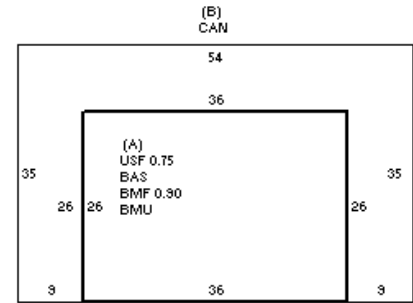
LAND

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
			LAND BUILDING DETACHED OTHER	737,500	
Nbhd	NOTE		TOTAL		
St Ind					
Infl					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/21/2010	JH
MODEL	1		RESIDENTIAL	LIST	4/21/2010	JH
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	7/31/2019	EMZ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

POOL HOUSE

YEAR BLT	2009	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	838,088		
NET AREA	1,638	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		95.40	89,297	CONDITION ELEM	CD		
\$NLA(RCN)	\$512	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	842		57.56	48,470	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	936	2009	430.48	402,927	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	702	2009	297.28	208,692	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	B	CAN	N	CANOPY	954		75.35	71,885	BATHS	A		
				INT FINISH	1	PLASTER	1.00									HEAT/ELEC	A		
				HEATING/COOL	9	WARM/CL AIR	1.03												
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ																
STORIES		1.75	1.00																
ROOMS		3	1.00																
BEDROOMS		0	1.00																
BATHROOMS		1	1.00																
FIXTURES		8	\$16,817																
GARAGE SPACES		0	1.00																
% BSMT FIN		90	1.00																
# 1/2 BATHS		2	1.00																
# OF UNITS		1	1.00																
																EFF.YR/AGE	2009 / 14		
																COND	12 12 %		
																FUNC	0		
																ECON	0		
																DEPR	12	% GD	88
																RCNLD	\$737,500		