

Key: 5231

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.452

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
GALLAGHER JAMES M & EMILY A 41 HAYES LANE BREWSTER, MA 02631		85-119-0		41 HAYES LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GALLAGHER JAMES M & EMILY		10/28/2019	F	1 (220940)	
GALLAGHER JAMES M		06/06/2011	H	280,000 (194423)	
HUGGARD JUDITH H		11/12/1998	H	(150875)	

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 %
SR-24-17	07/02/2024	3	OUT BUILDING	6,000			0 0
178	02/26/2021	7	ALTERATIONS	44,614	04/20/2022	TCK	100 100
98	02/03/2017	2	ADD	302,907	06/06/2018	NF	100 100
		12	CYCLICAL NON		03/05/2013	SF	100 100
344	06/22/1999	7	ALTERATIONS	2,400			100 100


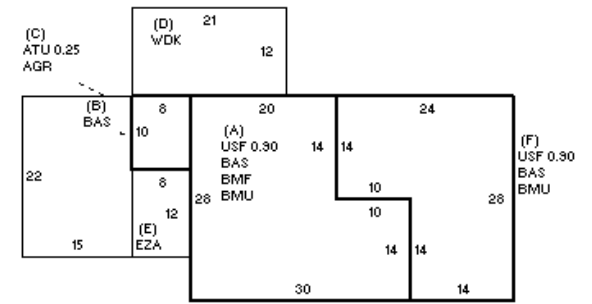
LAND

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	219,200	1.00	A	1.00	R03	1.00		303,350
300	A	0.006	13	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00		70

TOTAL	1.383 Acres	ZONING		RM		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	303,400	286,300					
St Ind	AVERAGE		BUILDING	771,200	736,500					
Infl	AVERAGE		DETACHED	0	0					
			OTHER	0	0					
TOTAL				1,074,600	1,022,800					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/20/2022

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/6/2018	NF
MODEL	1		RESIDENTIAL	LIST	6/6/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	4/29/2022	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	838,281	
NET AREA	2,421	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,232		68.47	84,352	CONDITION ELEM	CD	
\$NLA(RCN)	\$346	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	700		47.37	33,158	EXTERIOR	G	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,232	1996	310.59	382,647	INTERIOR	A	
STORIES	1.9	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,109	2017	222.19	246,412	KITCHEN	G	
ROOMS	8	1.00		FLOOR COVER	1	HARDWOOD	1.00	B	BAS	L	BASE AREA	80	2017	310.59	24,847	BATHS	A	
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00	C	AGR	N	ATT GARAGE	330		53.22	17,563	HEAT/ELEC	G	
BATHROOMS	3	1.00		HEATING/COOL	9	WARM/CL AIR	1.03	D	ATU	N	ATTIC UNF	83		67.28	5,584			
FIXTURES	11	\$18,018		FUEL SOURCE	2	GAS	1.00	E	WZK	N	WOOD DECK	252		49.39	12,446			
GARAGE SPACES	1	1.00							EZA	N	ENCL BREEZEWAY	96		106.35	10,210			
% BSMT FIN	55	1.00							ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043			
# 1/2 BATHS	0	1.00																
# OF UNITS	1	1.00																

EFF.YR/AGE	2015 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$771,200