

Key: 701

Town of BREWSTER - Fiscal Year 2025

LEGAL

CURRENT OWNER					PARCEL ID					LOCATION				
HALLORAN THOMAS W 14 ALLEN ROAD WELLESLEY, MA 02481					79-61-0					15 GRANDFATHERS LANE				
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)						
HALLORAN THOMAS W					07/02/2007	H	100	22159-175						
HALLORAN THOMAS W & KATHL					08/01/1997	QS	173,500	10883-253						
BEARCE JANET H					11/20/1995	J	100	9937-212						

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	%
969	11/16/2015	1	NEW CONSTRUC	1,000,000	02/14/2017	NF	100	100
851	10/27/2015	6	DEMO	6,000	04/27/2016	WFF	100	100
277	04/25/2007	7	ALTERATIONS	25,000	09/21/2007	JH	100	100
96	02/29/2000	7	ALTERATIONS	3,500			100	100
278	05/22/1998	7	ALTERATIONS	7,500	04/28/1999	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	30,947	5	1.00	A	1.00	A	1.00	767,200	1.58	A	1.00	R12	3.50				860,480

TOTAL	30,947 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE			LAND	860,500	649,400	
St Ind	AVERAGE		BUILDING	1,363,900	1,302,600			
Infl	AVERAGE		DETACHED	5,600	5,400			
			OTHER	0	0			
				TOTAL		2,230,000	1,957,400	

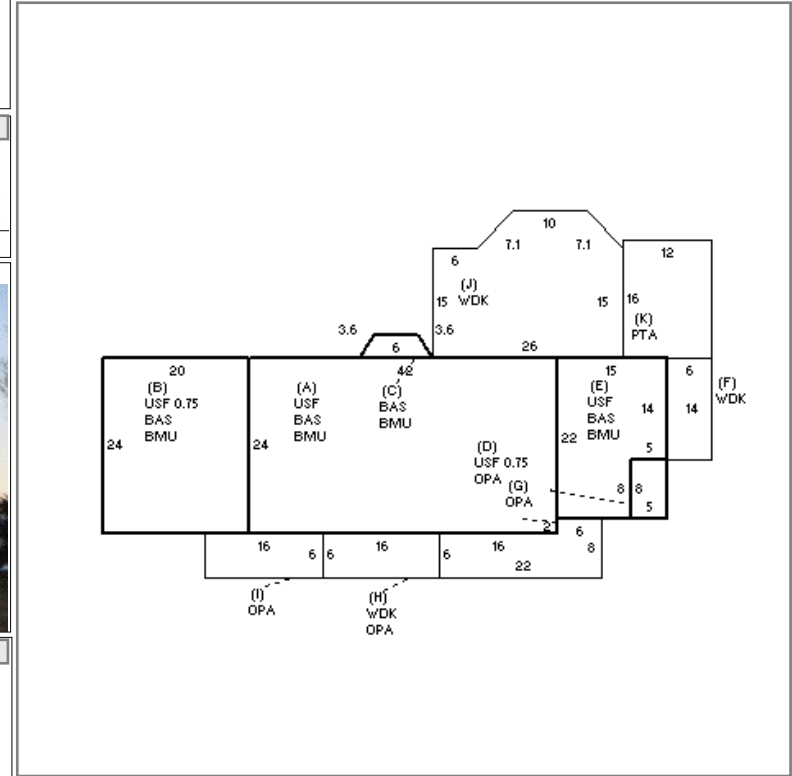
DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90 9' ROUND		254	8.10	1,900
HTB	A	1.00	10 0.90		1	4,058.10	3,700

PHOTO 02/14/2017



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/27/2016	WFF
MODEL	1		RESIDENTIAL	LIST	4/27/2016	WFF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/1/2017	TD
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	0.980
NET AREA	3,490	DETAIL ADJ	1.000
\$NLA(RCN)	\$425	OVERALL	1.080

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CAPACITY				UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,482,504
STORIES				2	1.00	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,802		87.07	156,891		
ROOMS				7	1.00	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,802	2015	404.65	729,177	CONDITION ELEM	CD
BEDROOMS				4	1.00	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,688	2015	268.65	453,474	EXTERIOR	A
BATHROOMS				3	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	376		87.32	32,832	INTERIOR	A
FIXTURES				15	\$34,749	FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	645		68.46	44,155	KITCHEN	A
GARAGE SPACES				0	1.00	INT FINISH	2	DRYWALL	1.00	K	PTA	N	PATIO	192		26.38	5,064	BATHS	A
% BSMT FIN				0	1.00	HEATING/COOL	9	WARM/CL AIR	1.03	F21	O	FPL 2S 1OP	1		17,727.30	17,727	HEAT/ELEC	A	
# 1/2 BATHS				1	1.00	FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	2		4,217.45	8,435			
# OF UNITS				1	1.00														

EFF.YR/AGE	2015 / 8	
COND	8	8 %
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		\$1,363,900