

Key: 742

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 763

LEGAL

LAND


DETACHED

BUILDING

| CURRENT OWNER   | PARCEL ID  | LOCATION       |            |              |  |
|---|------------|----------------|------------|--------------|--|
| O'LEARY JASON C TRUSTEE<br>O'LEARY SEA PINES REALTY TRUST<br>17 HOLLOW LANE<br>BREWSTER, MA 02631 | 78-77-742  | 17 HOLLOW LANE |            |              |  |
| TRANSFER HISTORY  | DOS        | T              | SALE PRICE | BK-PG (Cert) |  |
| O'LEARY JASON C TRUSTEE   | 05/20/2021 | A              |            | 1 34132-31   |  |
| O'LEARY SUSAN M   | 12/02/2020 | QS             | 603,501    | 33529-222    |  |
| NELSON PATRICIA K & CHARL   | 09/17/2004 | F              |            | 1 19044-174  |  |

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

| TOTAL  | SF | ZONING | RM | FRNT | 0 | ASSESSED     | CURRENT        | PREVIOUS       |
|--------|----|--------|----|------|---|--------------|----------------|----------------|
| Nbhd   |    | NOTE   |    |      |   | LAND         | 0              | 0              |
| St Ind |    |        |    |      |   | BUILDING     | 687,800        | 649,500        |
| Infl   |    |        |    |      |   | DETACHED     | 0              | 0              |
|        |    |        |    |      |   | OTHER        | 0              | 0              |
|        |    |        |    |      |   | <b>TOTAL</b> | <b>687,800</b> | <b>649,500</b> |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO  | 05/24/2022 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
|    |      |      |          |    |       |           |       |  |            |

| BUILDING | CD | ADJ  | DESC               | MEASURE | 8/20/2019 | JMG |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL    | 10 |      | CONDO RES          | LIST    | 8/20/2019 | JMG |
| STYLE    | 2  | 1.00 | STAND ALONE [100%] | REVIEW  | 6/10/2022 | EMZ |
| QUALITY  | A  | 1.00 | AVG [100%]         |         |           |     |
| FRAME    | 1  | 1.00 | N/A [100%]         |         |           |     |

**BLDG COMMENTS**  
Pull Down Stairs to Attic in main house. Stairs to Attic in Garage.

| CLASS  | CLASS%     | DESCRIPTION |              |         | BN ID      | BN  | CARD   |     |
|--------|------------|-------------|--------------|---------|------------|-----|--------|-----|
| 1020   | 100        | CONDOMINIUM |              |         |            | 1   | 1 of 1 |     |
| PMT NO | PMT DT     | TY          | DESC         | AMOUNT  | INSP       | BY  | 1st    | %   |
| 458    | 05/20/2021 | 7           | ALTERATIONS  | 68,400  | 05/24/2022 | TCK | 100    | 100 |
|        | 12/01/2020 | 15          | SALE REVIEW  | 603,501 | 03/28/2021 | JMG | 100    | 100 |
|        |            | 18          | OWNER REQUES |         | 08/20/2019 | JMG | 100    | 100 |
| 823    | 10/20/2015 | 7           | ALTERATIONS  | 900     | 05/02/2016 | WFF | 100    | 100 |
| 462    | 06/23/2015 | 7           | ALTERATIONS  | 30,000  | 05/02/2016 | WFF | 100    | 100 |



| YEAR BLT   | 1977  | SIZE ADJ   | 1.000 | ELEMENT    | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 716,483 |                |           |
|------------|-------|------------|-------|------------|----|-------------|------|---|-----|---|-------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|
| NET AREA   | 1,021 | DETAIL ADJ | 2.555 | COMPLEX    | 5  | SEAPINES    | 2.20 | A | BAS | L | BASE AREA   | 1,021 | 1977 | 660.00    | 673,859 |           |         |                |           |
| \$NLA(RCN) | \$702 | OVERALL    | 1.000 | STYLE      | 44 | 05-HOLLOW   | 1.15 | B | WDK | N | WOOD DECK   | 264   |      | 33.90     | 8,950   |           |         |                |           |
|            |       |            |       | VIEW/LOC   | 1  | NONE        | 1.00 | C | AGR | N | ATT GARAGE  | 359   |      | 38.70     | 13,893  |           |         |                |           |
|            |       |            |       | HVAC       | 14 | ELEC BB+AC  | 1.01 | C | ATU | N | ATTIC UNF   | 180   |      | 43.40     | 7,812   |           |         |                |           |
|            |       |            |       | END/MIDDLE | 1  | END         | 1.00 | D | OPA | N | OPEN PORCH  | 21    |      | 41.38     | 869     |           |         |                |           |
|            |       |            |       |            |    |             |      |   |     |   |             |       |      |           |         |           |         | CONDITION ELEM | CD        |
|            |       |            |       |            |    |             |      |   |     |   |             |       |      |           |         |           |         | INTERIOR       | G         |
|            |       |            |       |            |    |             |      |   |     |   |             |       |      |           |         |           |         | KITCHEN        | V         |
|            |       |            |       |            |    |             |      |   |     |   |             |       |      |           |         |           |         | BATHS          | G         |
|            |       |            |       |            |    |             |      |   |     |   |             |       |      |           |         |           |         | EXTERIOR       | G         |
|            |       |            |       |            |    |             |      |   |     |   |             |       |      |           |         |           |         | EFF.YR/AGE     | 2009 / 14 |
|            |       |            |       |            |    |             |      |   |     |   |             |       |      |           |         |           |         | COND           | 4 4 %     |
|            |       |            |       |            |    |             |      |   |     |   |             |       |      |           |         |           |         | FUNC           | 0         |
|            |       |            |       |            |    |             |      |   |     |   |             |       |      |           |         |           |         | ECON           | 0         |
|            |       |            |       |            |    |             |      |   |     |   |             |       |      |           |         |           |         | DEPR           | 4 % GD 96 |
|            |       |            |       |            |    |             |      |   |     |   |             |       |      |           |         |           |         | RCNLD          | \$687,800 |