Key: 7940

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,168

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GALLAGHER JOHN J III & LINDA M GALLAGHER JOSEPH E & MARY ANN 8 WILLARD STREET BRAINTREE, MA 02184	96-74-0	98 BEACH ROSE LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GALLAGHER JOHN J III & LI	01/08/1993	A	100	8397-047
JOHN & LINDA GALLAGHER	01/03/1991	A	100	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

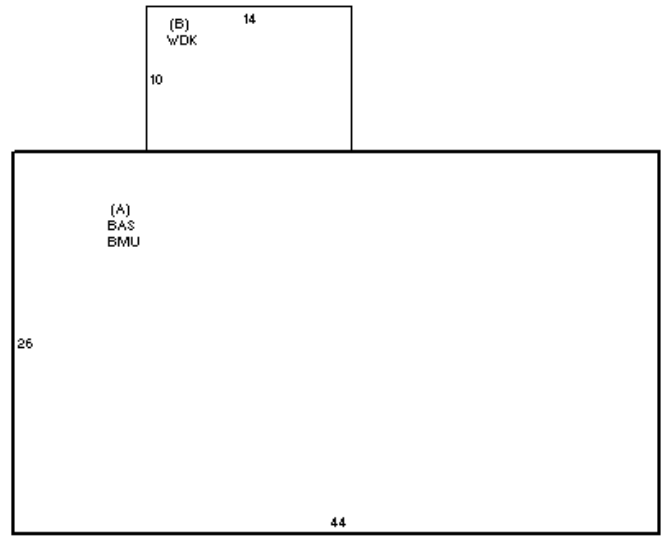
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
672	08/27/2014	7	ALTERATIONS	5,200	06/11/2015	MW	100	100
		12	CYCLICAL NON		02/21/2013	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,880	13 1.00	A 1.00	A 1.00	219,200	2.68	A 1.00	R02 1.00			214,260

TOTAL	15,880 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	214,300	202,100
BUILDING	269,600	258,000
DETACHED	0	0
OTHER	0	0
TOTAL	**483,900**	**460,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/13/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/13/2020	TCK
LIST	9/18/2003	JB
REVIEW	1/12/2021	MR

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$314	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,410
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
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,144		53.64	61,364
A	BAS	L	BASE AREA	1,144	1984	241.20	275,933
B	WDK	N	WOOD DECK	140		37.24	5,214
	F11	O	FPL 1S 1OP	1		7,255.20	7,255
	ODS	O	OUTDOOR SHOWER	1		2,294.30	2,294

TOTAL RCN 359,471

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 1984 / 39

COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75

RCNLD $269,600