Key: 8337

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,578

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HAGGERTY ANDREA L TRUSTEE ANDREA L HAGGERTY REV TRUST OF 2022 7 SAWMILL ROAD WESTFORD, MA 01886	82-58-0	175 LANDING DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HAGGERTY ANDREA L TRUSTEE	09/08/2022	F		(231002)
HAGGERTY RICHARD A JR & A	12/23/2020	QS	540,000	(224884)
ALFANO PATRICK E & MARY L	05/01/1998	P	158,900	(148357)

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

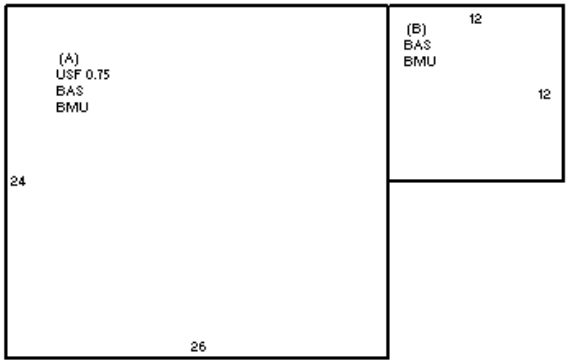
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SR23-37	09/06/2023	3	OUT BUILDING	6,465	05/14/2024	TCK	100	100
686	07/30/2021	7	ALTERATIONS	1,200	04/15/2022	TCK	100	100
	12/23/2020	16	MLS REVIEW	540,000	03/30/2020	JMG	100	100
		12	CYCLICAL NON		05/20/2016	WFF	100	100
		12	CYCLICAL NON		04/20/2004	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,100	17 1.00	A 1.00	A 1.00	295,920	2.12	A 1.00	R06 1.35			304,180

TOTAL	21,100 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 17	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	304,200	287,000
BUILDING	399,800	374,000
DETACHED	2,600	0
OTHER	0	0
TOTAL	**706,600**	**661,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	10X12	2023	120	21.39	2,600

PHOTO 06/03/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/20/2016	WFF
LIST	5/20/2016	EST
REVIEW	6/3/2024	EMZ

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	1,236	DETAIL ADJ	1.000
$NLA(RCN)	$376	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$11,138
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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	768		76.26	58,567
+	BAS	L	BASE AREA	768	1997	356.02	273,427
A	USF	L	UPPER STORY FIN	468	1997	227.33	106,389
	F21	O	FPL 2S 1OP	1		12,424.80	12,425
	ODS	O	OUTDOOR SHOWER	1		2,956.00	2,956

TOTAL RCN 464,902

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

EFF.YR/AGE 2005 / 18

COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86

RCNLD $399,800