Key: 1001

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.111

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FINOCCHIO STEPHEN W 36 BERESFORD ROAD CHESTNUT HILL, MA 02467-2682	102-59-0	42 PARTRIDGE CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FINOCCHIO STEPHEN W	06/10/2010	QS	500,000	24608-67
42 PARTRIDGE CIRCLE LLC	01/23/2006	F	100	20676-093
KENNEDY THOMAS R & PATRIC	07/01/2005	QS	445,000	20007-040

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

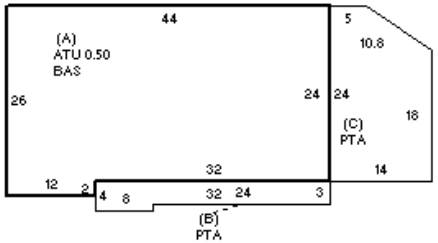
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		01/21/2021	NF	100	100
NP		12	CYCLICAL NON		06/26/2007	JH	100	100
115	03/07/2006	7	ALTERATIONS	2,000	06/26/2007	JH	100	100
690	11/15/2005	7	ALTERATIONS	20,000	06/26/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,318	7 1.00	A 1.00	A 1.00	767,200	2.11	A 1.00	BAV 3.50			790,350

TOTAL	21,301 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 7	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	790,400	745,600
BUILDING	222,000	209,500
DETACHED	500	500
OTHER	0	0
TOTAL	**1,012,900**	**955,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	5X6		30	22.94	500

PHOTO 01/21/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/21/2021	NF
LIST	7/26/2007	JH
REVIEW	3/1/2021	MR

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,080	DETAIL ADJ	1.000
$NLA(RCN)	$302	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,939
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	5	OTHER	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	3	W/W CARPET	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,080	1957	263.90	285,015
A	ATU	N	ATTIC UNF	540		53.93	29,124
B	PTA	N	PATIO	104		16.06	1,671
C	PTA	N	PATIO	309		13.65	4,218
	ODS	O	OUTDOOR SHOWER	1		2,439.20	2,439

TOTAL RCN	326,406

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

EFF.YR/AGE	1969 / 54		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD	$222,000		