

Key: 13594

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.299

LEGAL

LAND

DETACHED

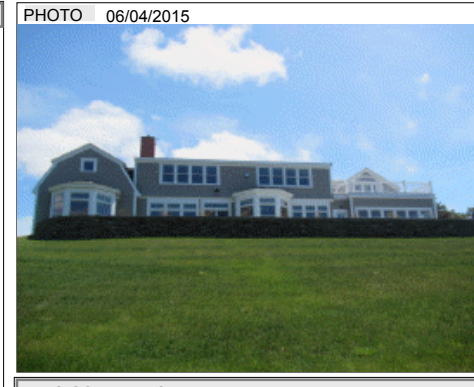
BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
FINLAYSON MURIEL L TRUSTEE & MERCHANT WENDY FINLAYSON TRUSTEE PO BOX 1556 BREWSTER, MA 02631		15-74-0		280 STONY BROOK ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FINLAYSON MURIEL L TRUSTEE		10/20/2022	DC		33865-151
FINLAYSON MURIEL L & ROBE		03/08/2021	F	1	33865-151
FINLAYSON MURIEL L		11/29/2012	A	276,000	26897-220

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	12	1.00	12M	1.00	A	1.00	295,920	1.00	A	1.00	409,520
200	A	1,377	12	1.00	12M	1.00	A	1.00	162,675	1.00	A	1.00	224,000
300	A	0,499	12	1.00	12M	1.00	A	1.00	16,200	1.00	A	1.00	8,080

TOTAL	3.253 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	FY14 ANR Lot 2 on Plan Bk 647 Pg 15; FY05 Subdivision Lot 3 on Plan Bk 582 Pg 55			LAND	641,600	605,300
St Ind	STONYBROOK		BUILDING	2,176,400	2,077,900			
Infl	AVERAGE		DETACHED	7,700	7,600			
						OTHER	0	0
						TOTAL	2,825,700	2,690,800

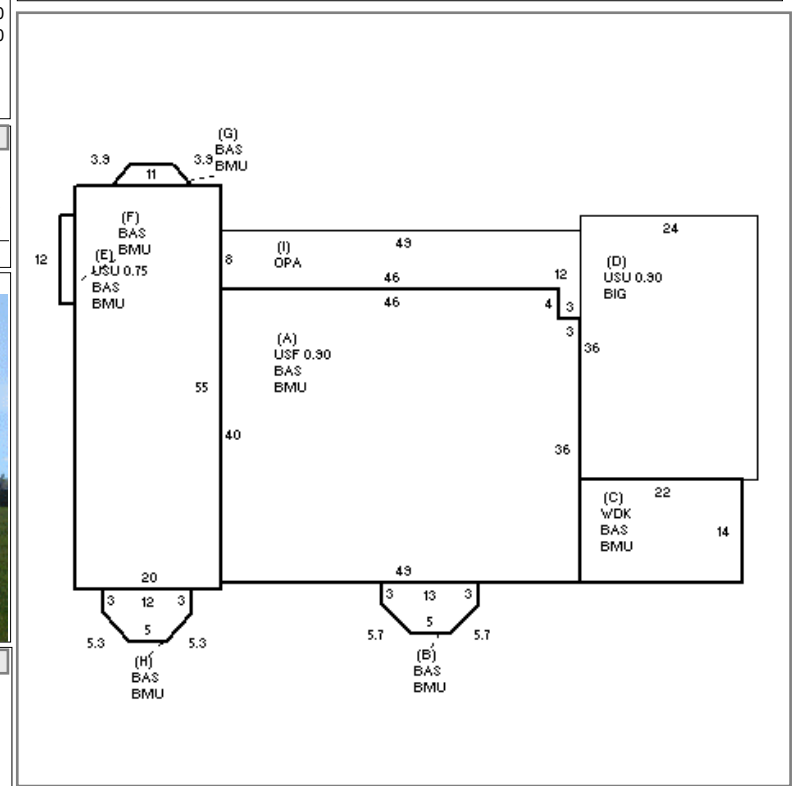
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	01 1.00	20X20	2006	400	19.22	7,700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/12/2013	MR
MODEL	1		RESIDENTIAL	LIST	4/12/2013	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/24/2013	SEJ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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 %
407	05/19/2014	7	ALTERATIONS	3,000	06/04/2015	MW	100 100
605	07/22/2013	5	OTHER	36,000	08/12/2014	RJM	100 100
962	12/08/2012	1	NEW CONSTRU	700,000	04/12/2013	MR	100 100



YEAR BLT	2012	SIZE ADJ	0.970
NET AREA	5,304	DETAIL ADJ	1.000
\$NLA(RCN)	\$456	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES		1.9	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
FIXTURES		15	\$34,749
GARAGE SPACES		3	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		3	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	3,551		79.34	281,749
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	3,551	2012	383.48	1,361,725
ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	1,753	2012	265.90	466,130
ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	308		67.76	20,870
FLOOR COVER	1	HARDWOOD	1.00	D	BIG	N	BUILT-IN GARAGE	864		82.21	71,026
INT FINISH	2	DRYWALL	1.00	+	USU	N	UPPER STORY UNF	1,603		80.79	129,509
HEATING/COOL	9	WARM/CL AIR	1.03	I	OPA	N	OPEN PORCH	404		86.43	34,917
FUEL SOURCE	2	GAS	1.00	F21	O		FPL 2S 1OP	1		17,546.40	17,546

TOTAL RCN	2,418,221
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2012 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$2,176,400