

Key: 1991

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.144

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
FINKEL ADAM HENRY 40 AUBURN STREET BOSTON, MA 02129				57-52-0				810 LOWER ROAD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				FINKEL ADAM HENRY				07/08/2020	QS	694,000	33052-220	
GEANACOPOULOS DAVID & DAP				02/11/2000	N	185,000	12829-017					
MOLDSTAD CHARLES A				03/25/1986	XX	4976-171						

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	%
375	04/29/2022	7	ALTERATIONS	7,000	03/01/2023	TCK	100	100
	07/08/2020	15	SALE REVIEW	694,000	02/19/2021	JMG	100	100
2022-15	07/08/2020	13	SPLIT/SUB/LA		02/19/2021	JMG	100	100
129	02/07/2019	7	ALTERATIONS	5,000	07/08/2020	NF	100	100
462	11/09/2009	1	NEW CONSTRUC	20,000	12/27/2010	JH	100	100

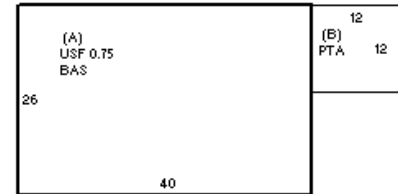
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	45,000	11	1.00	A	1.00	A	1.00	372,640	1.21	A	1.00	R07	1.70		467,650
350	A	0.300	11	1.00	A	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00		630

TOTAL	1.333 Acres		ZONING	RM	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11		N O T E FY22 Combine with 57-48 to remain 57-52; Wetlands Estimated; ACCESS OVER OLD LOT 17-76 ON LOWER ROAD	LAND	468,300	441,800				
St Ind	AVERAGE			BUILDING	416,300	393,300				
Infl	AVERAGE			DETACHED	30,900	30,600				
				OTHER	0	0				
TOTAL					915,500	865,700				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/01/2023
GFL	+	1.10	10 0.90	24X24	2007	576	59.62	30,900	



BUILDING	CD	ADJ	DESC	MEASURE	2/17/2021	NF
MODEL	1		RESIDENTIAL	LIST	7/6/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	3/29/2023	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	540,640	
NET AREA	1,820	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	1,040	1971	319.82	332,612	CONDITION ELEM	CD	
\$NLA(RCN)	\$297	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	780	1971	225.03	175,523	EXTERIOR	G	
CAPACITY				ROOF SHAPE	6	SALTBOX	1.00	B	PTA	N	PATIO	144		19.47	2,803	INTERIOR	G	
STORIES	1.75	ADJ	1.00	ROOF COVER	1	ASPH/CMP SH	1.00		F21	O	FPL 2S 1OP	1		12,424.80	12,425	KITCHEN	G	
ROOMS	6		1.00	FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,956.00	2,956	BATHS	G	
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A	
BATHROOMS	3		1.00	HEATING/COOL	11	HTWT/CL AIR	1.05											
FIXTURES	9	\$14,321		FUEL SOURCE	2	GAS	1.00											
GARAGE SPACES	0		1.00															
% BSMT FIN	0		1.00															
# 1/2 BATHS	0		1.00															
# OF UNITS	1		1.00															
																EFF.YR/AGE	1987 / 36	
																COND	23 23 %	
																FUNC	0	
																ECON	0	
																DEPR	23 % GD 77	
																RCNLD	\$416,300	