

Key: 2053

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.205

LEGAL

LAND

DETACHED

BUILDING

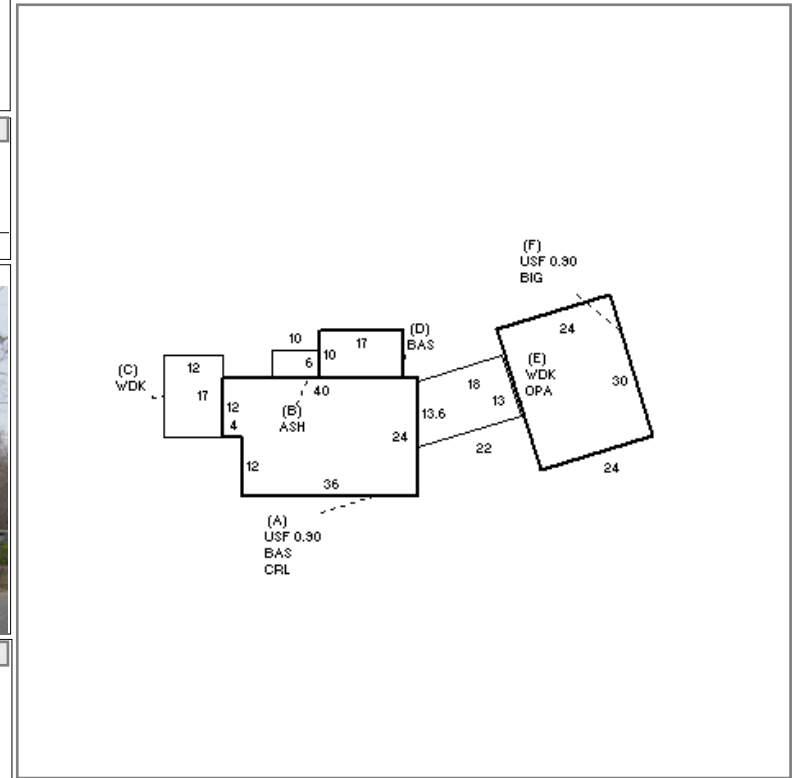
CURRENT OWNER				PARCEL ID				LOCATION			
FINOCCHIO MARK J & DONA M 108 FIDDLERS LANE BREWSTER, MA 02631				48-41-0				108 FIDDLERS LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FINOCCHIO MARK J & DONA M				07/26/2010	F	24703-326					
FINOCCHIO MARK J & DONA D				06/13/2005	F	19928-284					
FINOCCHIO MARK J &				01/30/1998	QS	148,000	11197-224				

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	%
733	08/11/2021	7	ALTERATIONS	3,300	05/02/2002	TCK	100	100
4	01/02/2014	2	ADD				100	100
4	01/02/2014	2	ADD	60,000	07/08/2020	NF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,900	11	1.00	11A 1.00 A 1.00	274,000	1.58	A	1.00	R06	1.25	307,220

TOTAL	30,900 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	N O T E Combined by deed -- Book 5352/81 10/15/86 -- May 18 Parcels 49 & 50				LAND	307,200	289,800
St Ind	FIDDLERS LANE	LAND	461,000	435,300	BUILDING	1,100	1,100	
Infl	AVERAGE	OTHER	0	0	TOTAL	769,300	726,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	10X10		100	22.01	1,100



BUILDING	CD	ADJ	DESC	MEASURE	2/17/2021	REF
MODEL	1		RESIDENTIAL	LIST	7/8/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/20/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	0.990
NET AREA	2,551	DETAIL ADJ	1.000
\$NLA(RCN)	\$238	OVERALL	0.970

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	912		25.74	23,472
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	912	1971	250.92	228,836
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	821	1971	154.93	127,199
ROOF COVER	1	ASPH/CMP SH	1.00	B	ASH	N	ATT SHED	60		26.86	1,611
FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	464		37.64	17,467
INT FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	170	2014	250.92	42,656
HEATING/COOL	5	ELECTRIC BB	1.00	E	OPA	N	OPEN PORCH	260		48.02	12,484
FUEL SOURCE	3	ELECTRIC	0.95	F	BIG	N	BUILT-IN GARAGE	720		45.67	32,883
				F	USF	L	UPPER STORY FIN	648	2014	154.93	100,396
					F21	O	FPL 2S 1OP	1		9,748.00	9,748
					ODS	O	OUTDOOR SHOWER	1		2,319.10	2,319

TOTAL RCN	606,635
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$461,000