

Key: 3167

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.364

LEG  
A  
L  
L  
A  
N  
D

CURRENT OWNER				PARCEL ID				LOCATION				
BELLAVANCE JOHN E TRUSTEE & BELLAVANCE WENDY A TRUSTEE 51 FAR FIELDS ROAD BREWSTER, MA 02631				65-29-0				51 FAR FIELDS ROAD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				BELLAVANCE JOHN E TRUSTEE				08/26/2014	F	28346-26		
BELLAVANCE JOHN E & WENDY				10/29/2009	QS	650,000	24128-157					
GRAVEL BEVERLY A				11/22/1996	QS	53,000	10497-118					

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	%
791	08/26/2021	7	ALTERATIONS	25,000	04/22/2022	TCK	100	100
		12	CYCLICAL NON		01/10/2011	JH	100	100
551	11/02/2010	2	ADD	12,000	01/10/2011	JH	100	100
323	07/06/2010	2	ADD	100,000	01/10/2011	JH	100	100
NP		12	CYCLICAL NON		01/25/2007	JH	100	100

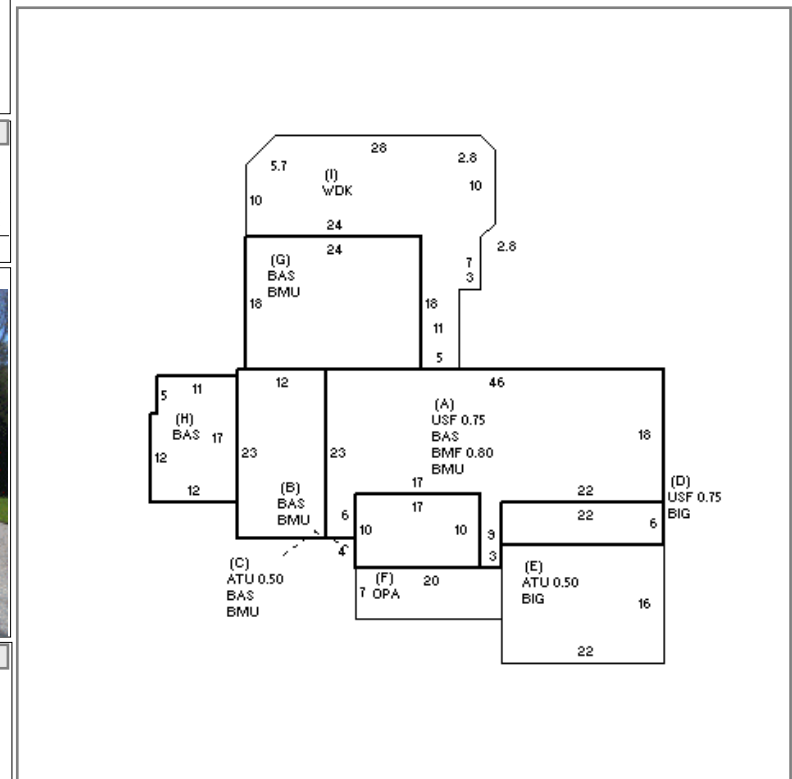
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,664	13	1.00	13D 1.00 A	274,000	1.55	A	1.00	R08	1.25	309,080

TOTAL	31,664 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	309,100	291,600
St Ind	FAR FIELDS		BUILDING	853,400	815,300			
Infl	AVERAGE		DETACHED	1,700	1,700			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,164,200</b>	<b>1,108,600</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X12	2000	96	22.01	1,700



BLDG COMMENTS
BMF=FR/OFFICE (INSP 4/17/19) HATCH TO ATTIC



DE  
TA  
CH  
ED

BUILDING	CD	ADJ	DESC	MEASURE	4/17/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/17/2019	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	5/2/2022	MR
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			

B  
U  
I  
L  
D  
I  
N  
G

YEAR BLT	1999	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	992,349						
NET AREA	2,678	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,736		65.02	112,882	CONDITION ELEM	CD						
\$NLA(RCN)	\$371	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	686		47.79	32,782	EXTERIOR	A						
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,304	1999	288.27	375,909	INTERIOR	A						
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	743	1999	233.70	173,639	KITCHEN	A						
				FLOOR COVER	1	HARDWOOD	1.00	C	ATU	N	ATTIC UNF	138		67.88	9,367	BATHS	G						
				INT FINISH	2	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	132		73.11	9,651	HEAT/ELEC	A						
				HEATING/COOL	11	HTWT/CL AIR	1.05	E	BIG	N	BUILT-IN GARAGE	352		67.48	23,754								
				FUEL SOURCE	2	GAS	1.00	E	ATU	N	ATTIC UNF	176		67.88	11,946								
													F	OPA	N	OPEN PORCH	140		63.56	8,898			
													+	BAS	L	BASE AREA	631	2010	288.27	181,901			
													I	WDK	N	WOOD DECK	575		49.83	28,652			
													GFP	O	GAS FIREPLACE	2		3,973.00	7,946				
																	EFF.YR/AGE	2005 / 18					
																	COND	14 14 %					
																	FUNC	0					
																	ECON	0					
																	DEPR	14 % GD 86					
																	RCNLD	\$853,400					