Key: 5159

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,383

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FARINACCI JOHN D & SHARON E 20 SNOW ROAD BREWSTER, MA 02631	75-7-0	20 SNOW ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FARINACCI JOHN D & SHARON	10/19/2010	QS	311,000	24921-347
LUZI ROBERT P & AUTY LIND	11/23/2001	N	255,000	14475-145
MORRIS RICHARD E & LESLIE	02/08/1996	QS	125,600	10049-287

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

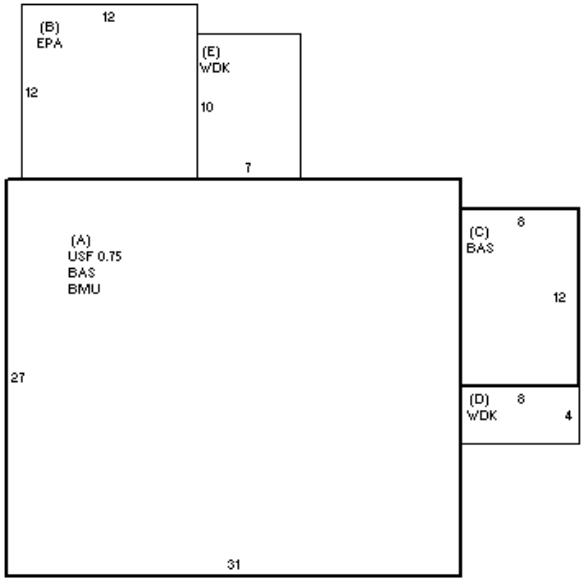
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		01/20/2021	TCK	100	100
336	06/05/2020	2	ADD	1,000	01/20/2021	TCK	100	100
939	11/12/2015	7	ALTERATIONS	2,000	03/17/2017	NF	100	100
476	06/30/2015	2	ADD		05/11/2016	WFF	100	100
476	06/30/2015	2	ADD	26,000	06/13/2018	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,600	13 1.00	A 1.00	A 1.00	197,280	1.82	A 1.00	RM3 0.90			211,240

TOTAL	25,600 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	211,200	199,300
BUILDING	393,100	375,900
DETACHED	1,400	1,400
OTHER	0	0
TOTAL	**605,700**	**576,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X10		80	22.01	1,400

PHOTO 01/20/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/20/2021	TCK
LIST	1/20/2021	EST
REVIEW	2/1/2021	MR

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	1,561	DETAIL ADJ	1.000
$NLA(RCN)	$307	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,737
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	4	FLR & WALL	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	837		63.13	52,840
A	BAS	L	BASE AREA	837	1988	284.86	238,424
A	USF	L	UPPER STORY FIN	628	1988	196.72	123,539
B	EPA	N	ENCLOSED PORCH	144		86.13	12,403
C	BAS	L	BASE AREA	96	2015	284.85	27,346
+	WDK	N	WOOD DECK	102		41.94	4,278
	F21	O	FPL 2S 1OP	1		10,861.60	10,862

TOTAL RCN	479,429

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

EFF.YR/AGE	1997 / 26		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD			$393,100