

Key: 5949

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.173

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
FINKLE ADAM & BECKHORN SPRING 66 MASSASOIT TRAIL BREWSTER, MA 02631				45-17-0				66 MASSASOIT TRAIL				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FINKLE ADAM & BECKHORN SP				05/14/2021	QS	610,700	34112-169					
SMITH WARREN K				03/06/2017	A		30335-37					
SMITH ALICE E & WARREN K				09/22/1969	XX		1449-958					
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	A 1.00	A 1.00	219,200	1.00	A 1.00	R03	1.00		303,350
300	A	0.050	12 1.00	A 1.00	A 1.00	12,000	1.00	A 1.00	R03	1.00		600
300	A	3.540	12 1.00	A 1.00	A 1.00	1,800	1.00	CRP 0.15	R03	1.00		6,370
350	A	1.560	12 1.00	A 1.00	A 1.00	315	1.00	CRP 0.15	TWP	1.00		490

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	%
393	05/10/2022	7	ALTERATIONS	50,000	06/06/2024	TCK	100	100
1108	12/17/2021	7	ALTERATIONS	2,161	05/18/2022	TCK	100	100
	05/14/2021	16	MLS REVIEW	610,700	03/16/2022	JMG	100	100
516	06/22/2017	7	ALTERATIONS	27,000	06/05/2018	NF	100	100
416	10/02/2009	7	ALTERATIONS	25,000	04/13/2010	JH	100	100

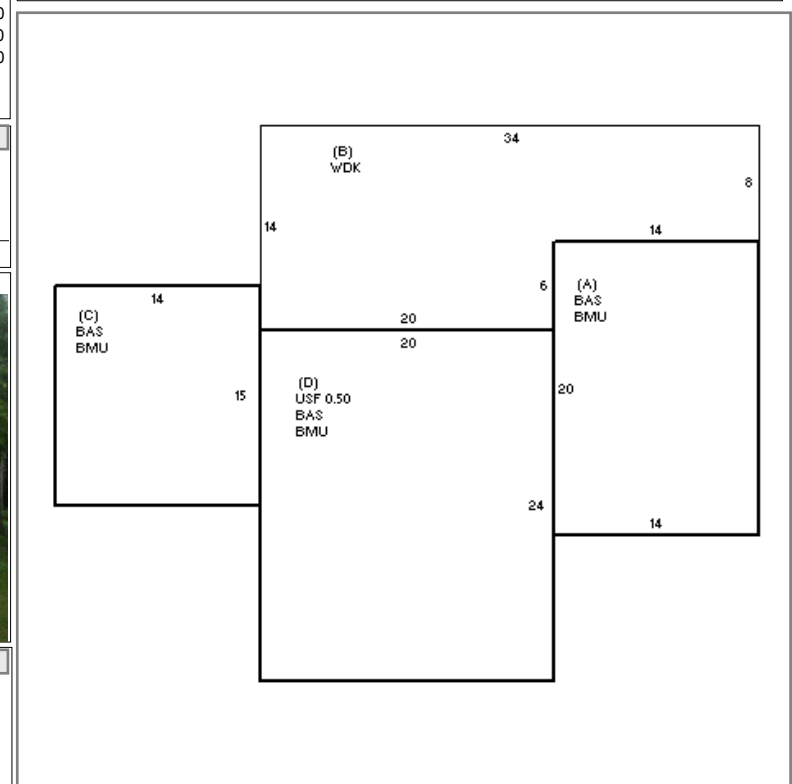
DETACHED

TOTAL	6.527 Acres				ZONING	RR	FRNT	0			ASSESSED	CURRENT	PREVIOUS	
Nbhd	NBHD 12				N O T E	UPLAND=4.97 AC, WETLAND=1.56 AC CONSERVATION RESTRICTION & EASEMENT=5.1 AC @ Deed Book 7303 Pg 269; Plan Bk 475 Pg 85						LAND	310,800	293,200
St Ind	AVERAGE					LAND	431,900	412,900						
Infl	AVERAGE					OTHER	0	0						
TOTAL											742,700	706,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/4/2008	JH
MODEL	1		RESIDENTIAL	LIST	3/16/2022	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/14/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BUILDING

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	1,210	DETAIL ADJ	1.000
\$NLA(RCN)	\$435	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$10,444	
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	3	FOUN WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WD SHINGLE	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	970		79.00	76,631
+	BAS	L	BASE AREA	970	1990	356.47	345,774
B	WDK	N	WOOD DECK	392		52.49	20,575
D	USF	L	UPPER STORY FIN	240	1990	248.69	59,685
	F21	O	FPL 2S 10P	1		13,592.20	13,592

TOTAL RCN	526,701	
CONDITION ELEM	CD	
EXTERIOR	V	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1997 / 26	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$431,900	