

Key: 6974

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.198

LEGAL

LAND

DETACHED

BUILDING

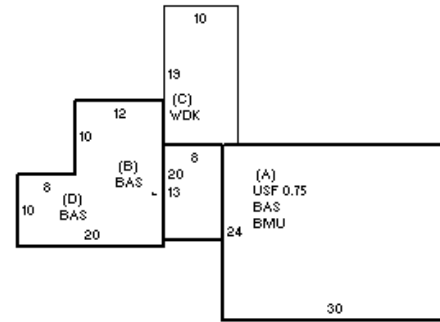
CURRENT OWNER				PARCEL ID				LOCATION			
SMITH DAVID A & CHELSEA 75 BROOK TRAIL ROAD BREWSTER, MA 02631				52-145-0				75 BROOK TRAIL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SMITH DAVID A & CHELSEA				10/19/2020	F	100	33375-46				
FIELD CHELSEA S				10/19/2020	H	100	33375-44				
FIELD CHELSEA S & JOSHUA				05/20/2008	QS	331,000	22923-67				

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	%
SR23-7	03/24/2023	3	OUT BUILDING	6,000	05/30/2024	TCK	100	100
23-176	03/15/2023	2	ADD	55,700	05/30/2024	TCK	100	100
	05/03/2018	7	ALTERATIONS	1,400	07/16/2019	NF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	18,500	14	1.00	A	1.00	A	1.00	252,080	2.36	A	1.00	R03	1.15			252,780

TOTAL	18,513 SF	ZONING	RM	FRNT	0	ASSESSED	LAND	252,800	259,200
Nbhd	NBHD 14	NOTE	LAND	389,700	265,500	BUILDING	3,500	0	
St Ind	AVERAGE		OTHER	0	0	TOTAL	646,000	524,700	
Infl	AVERAGE								

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 14X12	2023	168	20.77	3,500



BUILDING	CD	ADJ	DESC	MEASURE	8/10/2017	NF
MODEL	1		RESIDENTIAL	LIST	4/23/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	6/12/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,684	DETAIL ADJ	1.000
\$NLA(RCN)	\$293	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,346
GARAGE SPACES		1	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		66.67	47,999
A	BAS	L	BASE AREA	720	1965	271.67	195,600
A	USF	L	UPPER STORY FIN	540	1965	198.72	107,311
+	BAS	L	BASE AREA	424	2023	271.67	115,187
C	WDK	N	WOOD DECK	190		41.94	7,969
	F21	O	FPL 2S 1OP	1		10,861.60	10,862

TOTAL RCN	493,274
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1991 / 32
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$389,700