Key: 7084

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,312

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BELLAROSA PAUL G & CAROLINE K 148 BROOK TRAIL ROAD BREWSTER, MA 02631	51-17-0	148 BROOK TRAIL ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BELLAROSA PAUL G & CAROLI	06/20/2006	QS	443,000	21113-123
AVELLAR THOMAS D & KAREN	06/25/2001	A	1	13971-141
AVELLAR THOMAS D	05/27/1999	O	49,900	12300-11

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

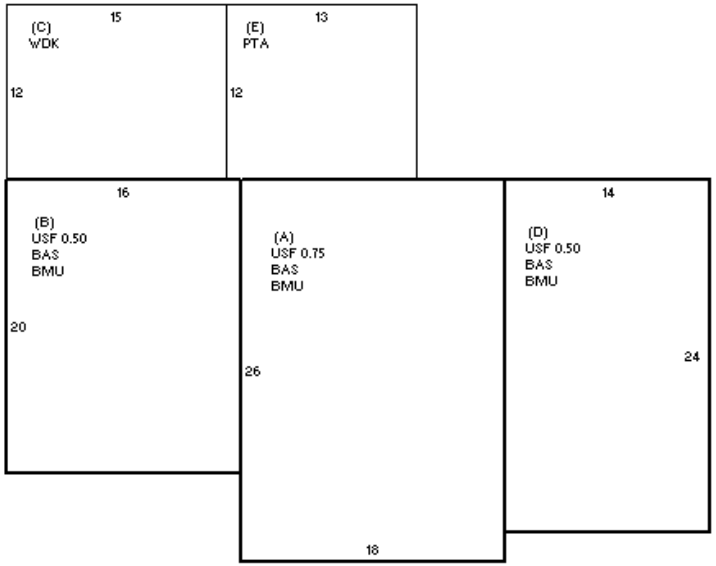
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		08/10/2017	NF	100	100
360	07/05/2005	11	CHANGE OF US				100	100
150	03/11/2002	2	ADD	600	05/22/2003	TN	100	100
30	01/15/2002	2	ADD	10,000	05/22/2003	TN	100	100
226	05/04/1999	1	NEW CONSTRUC	80,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,500	14 1.00	A 1.00	A 1.00	252,080	2.47	A 1.00	R03 1.15			250,110

TOTAL	17,500 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	250,100	256,500
BUILDING	539,800	515,800
DETACHED	7,500	7,400
OTHER	0	0
TOTAL	**797,400**	**779,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	14X24		336	31.80	7,500

PHOTO 08/10/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	8/10/2017	NF
LIST	4/24/2007	JH
REVIEW	10/31/2017	TD

YEAR BLT	1999	SIZE ADJ	1.000
NET AREA	1,803	DETAIL ADJ	1.000
$NLA(RCN)	$352	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$11,684
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	3	W/W CARPET	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
+	BMU	N	BSMT UNFINISHED	1,124		72.50	81,488
+	BAS	L	BASE AREA	788	1999	326.00	256,889
+	USF	L	UPPER STORY FIN	679	1999	236.06	160,286
C	WDK	N	WOOD DECK	180		50.33	9,060
D	BAS	L	BASE AREA	336	2002	326.00	109,537
E	PTA	N	PATIO	156		19.39	3,025
	ODS	O	OUTDOOR SHOWER	1		3,100.90	3,101

TOTAL RCN	635,069

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

EFF.YR/AGE	2003 / 20	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD		$539,800