

Key: 7085

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.313

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
FINLEY JAMES B & DONA M 147 BROOK TRAIL ROAD BREWSTER, MA 02631				51-25-0				147 BROOK TRAIL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FINLEY JAMES B & DONA M				05/26/2023	F		35807-172				
FINLEY JAMES B				05/25/2023	A	400,000	35806-331				
FINLEY LAWRENCE J & CAROL				02/06/1984	XX		4008-073				

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	%
23-1139	11/16/2023	7	ALTERATIONS	4,292	05/31/2024	TCK	100	100
534	09/10/2003	2	ADD	11,000	06/11/2004	WH	100	100
620	11/17/1998	3	OUT BUILDING	1,200			100	100
130	04/25/1990	2	ADD	8,000	03/14/1991		100	100

LAND

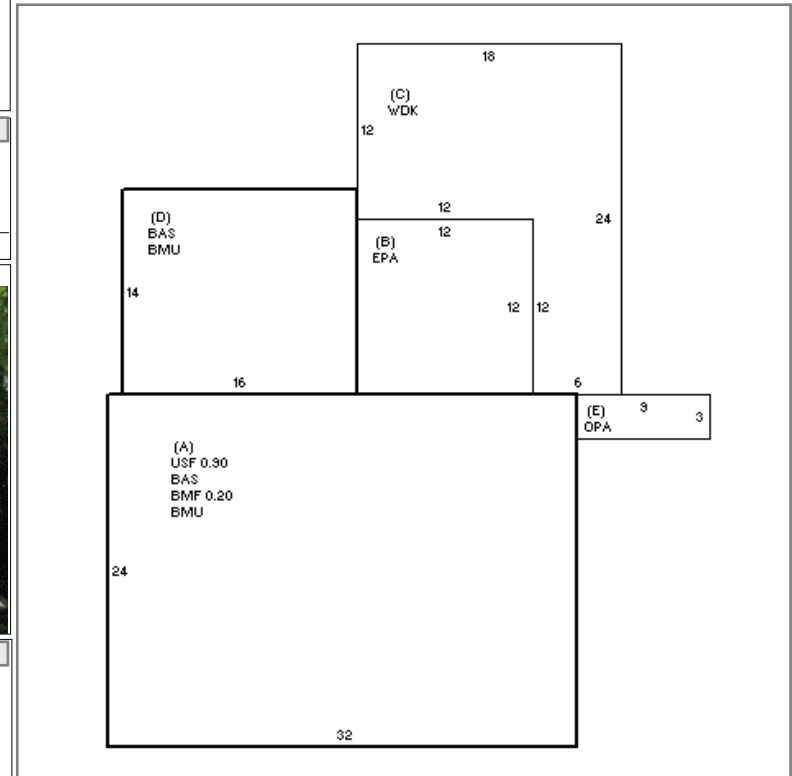
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	19,000	14	1.00	A	1.00	A	1.00	252,080	2.31	A	1.00	R03	1.15			254,110

TOTAL	19,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	254,100	260,600
St Ind	AVERAGE		LAND	361,700	341,600			
Infl	AVERAGE		BUILDING	10,000	10,000			
			OTHER	0	0			
						TOTAL	625,800	612,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 16X24		384	31.80	8,500
SHF	A	1.00	30 0.70 8X12	1998	96	22.01	1,500



BUILDING	CD	ADJ	DESC	MEASURE	8/16/2017	NF
MODEL	1		RESIDENTIAL	LIST	5/31/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/12/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



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BLDG COMMENTS

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	524,216
NET AREA	1,683	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	992		61.95	61,454	CONDITION ELEM	CD
\$NLA(RCN)	\$311	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	154		42.35	6,523	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	992	1971	279.53	277,295	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	691	1971	193.04	133,391	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00	B	EPA	N	ENCLOSED PORCH	144		84.53	12,172	BATHS	A
				INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	288		41.16	11,855	HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00	E	OPA	N	OPEN PORCH	27		52.50	1,418		
				FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		8,018.90	8,019			
								ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536			
				CAPACITY		UNITS	ADJ										
STORIES		1.9	1.00														
ROOMS		8	1.00														
BEDROOMS		4	1.00														
BATHROOMS		2	1.00														
FIXTURES		7	\$9,555														
GARAGE SPACES		0	1.00														
% BSMT FIN		20	1.00														
# 1/2 BATHS		0	1.00														
# OF UNITS		1	1.00														
																EFF.YR/AGE	1971 / 52
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$361,700