

Key: 7106

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.334

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
206 TRACEY LANE LLC 5 STONE END ROAD MEDWAY, MA 02053				51-105-0				206 TRACY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
206 TRACEY LANE LLC				03/03/2022	B	1 (229306)					
FINNEGAN JOHN & FINNEGAN				06/09/2020	A	100 (222647)					
FINNEGAN ELBA A &CHRISTOP				06/21/2000	F	100 (158113)					

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	%
NP		12	CYCLICAL NON		04/12/2007	JH	100	100
292	05/27/2003	8	YARD ITEMS	600			100	100
173	03/27/2002	5	OTHER	5,200			100	100
607	10/17/2001	1	NEW CONSTRUC	180,000	02/04/2002	LB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	21,485	14	1.00	A	1.00	A	1.00	350,720	2.09	A	1.00	UPV	1.60		361,680

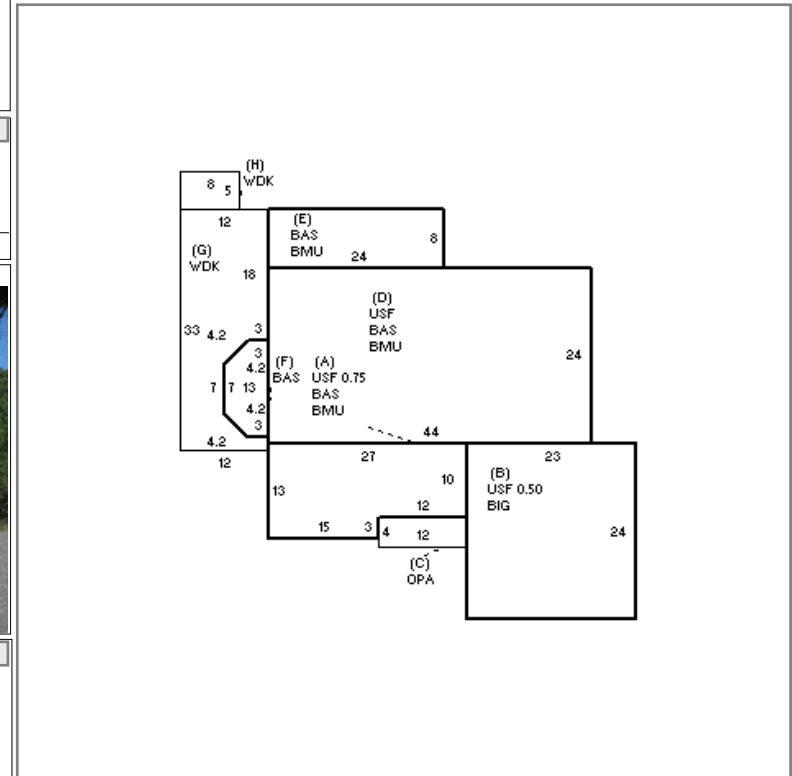
TOTAL	21,485 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	361,700	341,200
St Ind	AVERAGE		BUILDING	861,300	822,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,223,000</b>	<b>1,163,600</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/5/2017	NF
MODEL	1		RESIDENTIAL	LIST	9/5/2017	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	11/7/2017	TD
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,200	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$286	OVERALL	0.980	EXT COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	7		1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	4		1.00	HEATING/COOL	9	WARM/CL AIR	1.03
FIXTURES	15	\$22,932		FUEL SOURCE	2	GAS	1.00
GARAGE SPACES	2		1.00				
% BSMT FIN	0		1.00				
# 1/2 BATHS	1		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,563		60.65	94,801
+	USF	L	UPPER STORY FIN	1,568	2002	185.94	291,549
B	BIG	N	BUILT-IN GARAGE	552		56.09	30,959
C	OPA	N	OPEN PORCH	48		57.63	2,766
+	BAS	L	BASE AREA	1,632	2002	272.72	445,083
+	WDK	N	WOOD DECK	367		45.18	16,580
F11	O		FPL 1S 1OP	1		8,801.50	8,802
ODS	O		OUTDOOR SHOWER	1		2,783.20	2,783

TOTAL RCN	916,254
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE 2017 / 6	
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$861,300