

Key: 1040

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.149

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
KINTON THOMAS J & KINTON NANCY L TRUSTEES 63 EMERSON ROAD WINCHESTER, MA 01890		127-34-0	161 UPLAND CIRCLE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
		05/11/2010	F		1 (191371)	
		11/23/1979	XX		(80158)	

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	%
23-1037	09/29/2023	7	ALTERATIONS	16,000	05/02/2024	NF	100	100
1058	12/02/2019	10	INGROUND POO	78,000	12/08/2020	NF	100	100
1077	12/18/2015	7	ALTERATIONS	18,000	04/15/2016	WFF	100	100
505	06/24/2014	7	ALTERATIONS	10,000	06/25/2015	MW	100	100
506	06/24/2014	7	ALTERATIONS	80,000	06/25/2015	MW	100	100

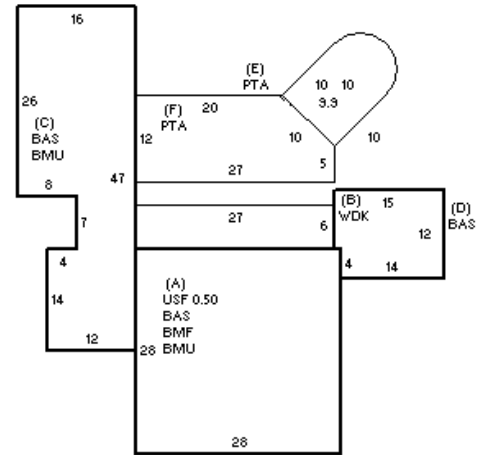
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	45,738 8	1.00	8-D	1.00	A	1.00	569,920	1.20	A	1.00	SWV 2.60	719,710

TOTAL	1.050 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	N O T E	WATERVIEWS			LAND	719,700	679,000
St Ind	UPLAND		LAND	616,300	582,200			
Infl	AVERAGE		BUILDING	64,200	63,600			
			DETACHED	0	0			
			OTHER					
			TOTAL	1,400,200	1,324,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	A	1.00	10 0.90 24X28		672	54.20	32,800
OPA	A	1.00	30 0.70 8X40		320	15.50	3,500
IPG	G	1.20	01 1.00 13X31	2019	403	67.12	27,000
PTD	A	1.00	01 1.00 8X13		104	9.00	900



BUILDING	CD	ADJ	DESC	MEASURE	2/5/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/23/2007	JH
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	5/21/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,992	DETAIL ADJ	1.000
\$NLA(RCN)	\$368	OVERALL	0.920
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		11	\$17,103
GARAGE SPACES		0	1.00
% BSMT FIN		50	1.00
# 1/2 BATHS		1	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	2	WD SHINGLE	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,424		62.94	89,631
A	BMF	N	BSMT FINISH	784		44.96	35,250
+	BAS	L	BASE AREA	1,600	1981	288.92	462,268
A	USF	L	UPPER STORY FIN	392	1981	222.13	87,074
B	WDK	N	WOOD DECK	162		46.88	7,595
E	PTA	N	PATIO	139		19.02	2,643
F	PTA	N	PATIO	300		17.11	5,134
	F11	O	FPL 1S 10P	1		9,133.90	9,134
	F22	O	FPL 2S 20P	1		14,916.50	14,917
	ODS	O	OUTDOOR SHOWER	1		2,888.30	2,888

TOTAL RCN	733,636
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2001 / 22
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$616,300