Key: 13164

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9,224

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WINCHESTER LYNNE 21 NANCYS WAY BREWSTER, MA 02631	52-154-0	21 NANCYS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WINCHESTER LYNNE	11/28/2008	H		23287-248
WINCHESTER JAMES D & LYNN	07/21/2006	A	1	21203-135
WINCHESTER LYNNE TRUSTEE	05/27/2005	F	100	19871-202

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	%
24-432	05/15/2024	77	SOLAR PANELS	26,876			0	0
23-793	08/29/2023	7	ALTERATIONS	21,203	05/30/2024	TCK	70	100
		3	OUT BUILDING		07/07/2020	MR	100	100
658	07/17/2019	7	ALTERATIONS	5,437	07/07/2020	MR	100	100
241	05/11/2004	2	ADD	1,000	04/30/2005	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	14 1.00	A 1.00	A 1.00	252,080	1.00	A 1.00	R03 1.15			348,850
300	A	0.002	14 1.00	A 1.00	A 1.00	13,800	1.00	A 1.00	R03 1.15			30

TOTAL 1.379 Acres ZONING RM FRNT 0

Nbhd	NBHD 14
St Ind	AVERAGE
Infl	AVERAGE

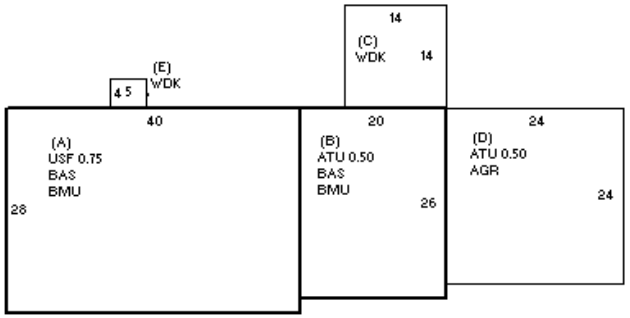
NOTE: SUBDIVISION OF PARCEL 30 FOR F/Y 2003 -- LOT 1 ON PLAN BOOK 564/36 ---

ASSESSED	CURRENT	PREVIOUS
LAND	348,900	357,800
BUILDING	752,900	702,700
DETACHED	1,000	1,000
OTHER	0	0
TOTAL	**1,102,800**	**1,061,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	6X8	2019	48	22.94	1,000

PHOTO 06/12/2024



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	8/1/2017	NF
LIST	8/1/2017	EST
REVIEW	6/12/2024	EMZ

BLDG COMMENTS

YEAR BLT	2003	SIZE ADJ	1.000
NET AREA	2,480	DETAIL ADJ	1.000
$NLA(RCN)	$353	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$13,104
GARAGE SPACES	0	1.00
% BSMT FIN	0	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	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,640		64.45	105,703
+	BAS	L	BASE AREA	1,640	2003	298.17	488,993
A	USF	L	UPPER STORY FIN	840	2003	229.28	192,599
B	ATU	N	ATTIC UNF	260		67.28	17,494
+	WDK	N	WOOD DECK	216		49.39	10,668
D	AGR	N	ATT GARAGE	576		47.79	27,527
D	ATU	N	ATTIC UNF	288		67.28	19,378

TOTAL RCN 875,466

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

EFF.YR/AGE 2007 / 16

COND	13	13 %	
FUNC	1	UC	
ECON	0		
DEPR	14	% GD	86

RCNLD $752,900