

Key: 13905

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.356

LEG
A
L

L
A
N
D

CURRENT OWNER		PARCEL ID		LOCATION	
PALMISANO EDWINA M 72 WINSTEAD ROAD BREWSTER, MA 02631		61-38-0		72 WINSTEAD ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PALMISANO EDWINA M		08/11/2011	QS	699,000	25614-286
POND OAKS LLC		03/23/2010	S	1,000,000	24435-1
BANK OF NEW ENGLAND		02/05/2010	L	2,500,000	24353-104

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 %
613	08/23/2012	3	OUT BUILDING	5,608	01/30/2013	MR	100 100
336	07/12/2010	1	NEW CONSTRUC	225,000	03/12/2012	MR	100 100

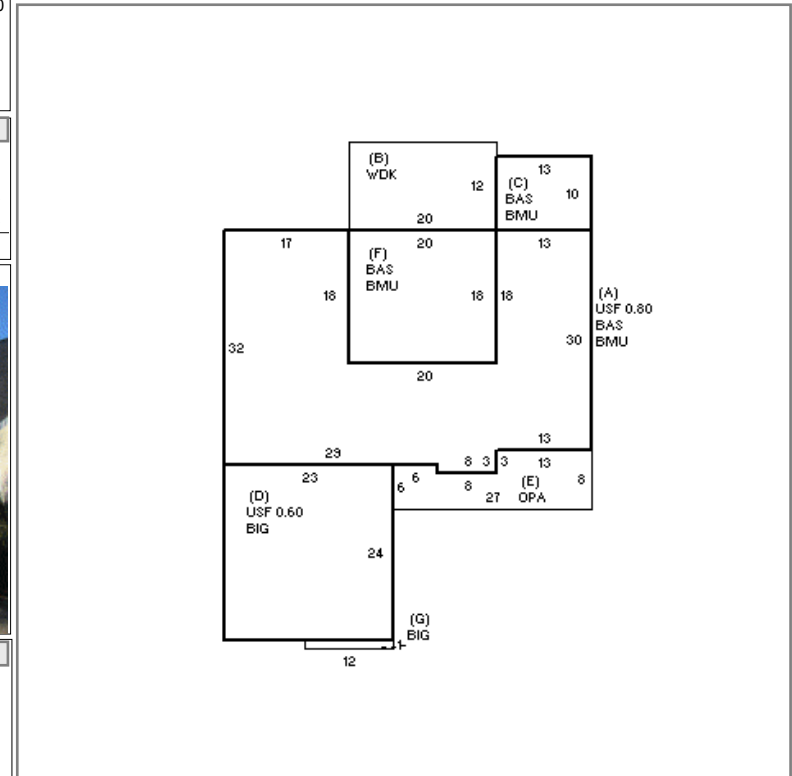
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	13	1.00	13W	1.00	A	1.00	197,280	1.00	A	1.00	273,010
300	A	0.940	13	1.00	13W	1.00	A	1.00	10,800	1.00	A	1.00	10,150

TOTAL	2.317 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N				LAND	283,200	267,100
St Ind	WINSTEAD	O				BUILDING	940,200	898,400
Infl	AVERAGE	T				DETACHED	7,600	7,600
		E				OTHER	0	0
						TOTAL	1,231,000	1,173,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10X14	2012	140	21.39	2,700
PTD	A	1.00	10 0.90	27X30		810	6.75	4,900



BLDG COMMENTS
GENERATOR



D
E
T
A
C
H
E
D

BUILDING	CD	ADJ	DESC	MEASURE	1/22/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/14/2011	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	2/1/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

B
U
I
L
D
I
N
G

YEAR BLT	2010	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,068,442			
NET AREA	3,021	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,712		69.73	119,379	CONDITION ELEM	CD			
\$NLA(RCN)	\$354	OVERALL	1.070	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,222	2010	322.58	394,196	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,309	2010	230.16	301,279	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	240		53.44	12,825	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BASE AREA	130	2010	322.58	41,936	BATHS	A			
				INT FINISH	1	PLASTER	1.00	D	BIG	N	BUILT-IN GARAGE	552		66.34	36,619	HEAT/ELEC	A			
				HEATING/COOL	11	HTWT/CL AIR	1.05	E	OPA	N	OPEN PORCH	180		68.16	12,269					
				FUEL SOURCE	2	GAS	1.00	F	BAS	L	BASE AREA	360	2010	322.58	116,129					
																		EFF_YR/AGE	2010 / 13	
																		COND	12 12 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	12 % GD 88	
																		RCNLD	\$940,200	