

Key: 13907

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.357

LEG
AL
LAND

CURRENT OWNER		PARCEL ID		LOCATION	
HERMANN KENNETH W & BEATRICE A CO-TRUSTEES 88 WINSTEAD ROAD BREWSTER, MA 02631		61-39-0		88 WINSTEAD ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HERMANN KENNETH W & BEATR		02/01/2017	F		30276-40
HERMANN KENNETH W & BEATR		09/16/2011	QS	722,345	25685-198
POND OAKS LLC		03/23/2010	S	1,000,000	24435-1

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 %
280	04/30/2015	1	NEW CONSTRUC	23,000	05/13/2016	WFF	100 100
910	12/03/2012	2	ADD	4,000	01/30/2013	MR	100 100
145	03/05/2012	2	ADD	10,000	01/30/2013	MR	100 100
507	09/16/2011	2	ADD	10,000	03/14/2012	MR	100 100
316	06/20/2011	5	OTHER	13,600	03/14/2012	MR	100 100

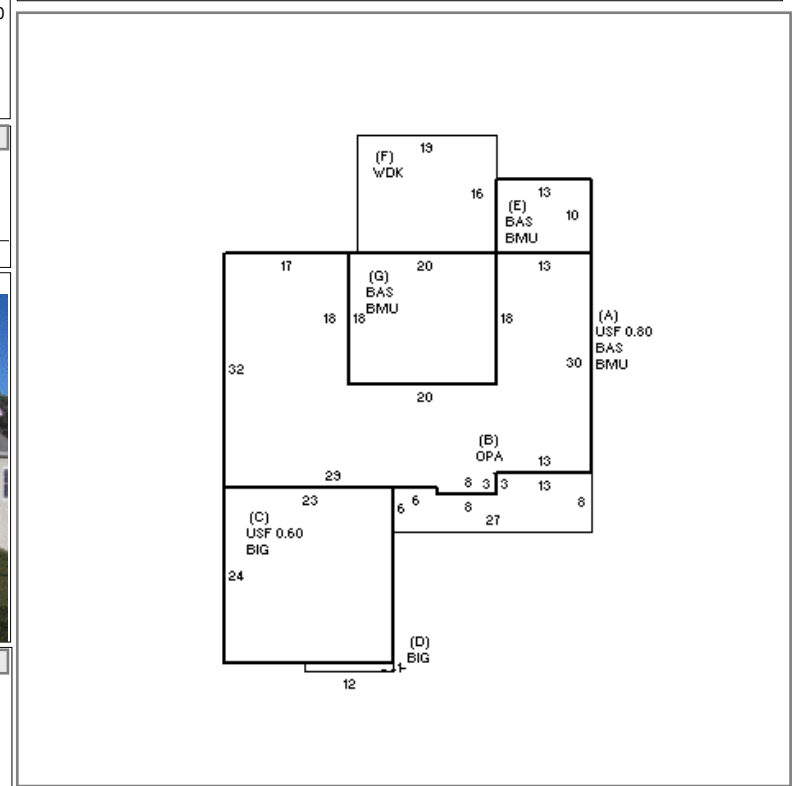
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	13	1.00	13W	1.00	A	1.00	197,280	1.00	A	1.00	R01	0.90		273,010
300	A	0.006	13	1.00	13W	1.00	A	1.00	10,800	1.00	A	1.00	R01	0.90		60

TOTAL	1.383 Acres		ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		N O T E	Subdivision of Map 40 Parcel 67 & Map 49 Parcel 8 for F/Y 07 -- Lot 2 on Plan Book 598/56-62			LAND	273,100	257,600
St Ind	WINSTEAD			LAND BUILDING	931,400	889,600			
Infl	AVERAGE			DETACHED	9,600	9,500			
				OTHER	0	0			
				TOTAL	1,214,100	1,156,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 14X24	2015	336	31.80	9,600



BLDG COMMENTS
GENERATOR
INFO @ DOOR 1/22/2021



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/22/2021	TCK
MODEL	1		RESIDENTIAL	LIST	3/14/2012	MR
STYLE	4	1.02	CAPE [100%]	REVIEW	2/1/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2011	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,021	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,712		68.43	117,148
\$NLA(RCN)	\$346	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,712	2011	316.55	541,940
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,309	2011	225.86	295,648
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	180		66.89	12,039
				FLOOR COVER	1	HARDWOOD	1.00	C	BIG	N	BUILT-IN GARAGE	552		65.10	35,935
				INT FINISH	2	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	12		76.92	923
				HEATING/COOL	9	WARM/CL AIR	1.03	F	WDK	N	WOOD DECK	304		52.44	15,941
				FUEL SOURCE	2	GAS	1.00	GFP	O		GAS FIREPLACE	1		4,181.70	4,182
								ODS	O		OUTDOOR SHOWER	1		3,230.50	3,231

TOTAL RCN	1,046,505	
CONDITION ELEM CD		
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE 2011 / 12		
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD	\$931,400	