

Key: 13909

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.359

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CURRENT OWNER				PARCEL ID				LOCATION			
MORRIS DENNIS W & MARGRETTA E 128 WINSTEAD ROAD BREWSTER, MA 02631				61-41-0				128 WINSTEAD ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MORRIS DENNIS W & MARGRET				07/30/2020	QS	810,000	33119-124				
SINCLAIR BRADLEY & MARY				01/10/2011	S	260,000	25170-276				
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	%
1	07/30/2020	15	SALE REVIEW	810,000	02/24/2021	JMG	100	100
633	01/04/2016	7	ALTERATIONS	16,000	03/22/2017	NF	100	100
633	08/22/2015	1	NEW CONSTRUC	275,000	03/22/2017	NF	100	100
633	08/22/2015	1	NEW CONSTRUC		10/27/2016	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	0.021	13	1.00	13W	1.00	A	1.00	10,800	1.00	A	1.00	R01	0.90		230

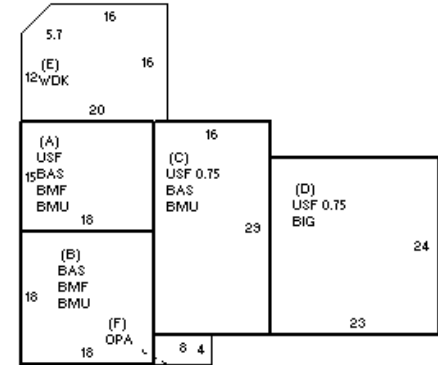
TOTAL	1.398 Acres		ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		N O T E	Subdivision of Map 40 Parcel 67 & Map 49 Parcel 8 for F/Y 07 -- Lot 4 on Plan Book 598/56-62			LAND	273,200	257,800
St Ind	WINSTEAD			LAND BUILDING	771,800	737,100			
Infl	AVERAGE			DETACHED	0	0			
				OTHER	0	0			
				TOTAL	1,045,000	994,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/22/2017



BLDG COMMENTS
BMF=FR



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BUILDING	CD	ADJ	DESC	MEASURE	10/27/2016	MR
MODEL	1		RESIDENTIAL	LIST	10/27/2016	MR
STYLE	4	1.02	CAPE [100%]	REVIEW	4/18/2017	TD
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	821,113
NET AREA	2,090	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,058		77.07	81,542		
\$NLA(RCN)	\$393	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	+	BMF	N	BSMT FINISH	594		55.06	32,704		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	734	2015	356.66	261,789	EXTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,032	2015	240.71	248,412	INTERIOR	G
				FLOOR COVER	1	HARDWOOD	1.00	B	BAS	L	BASE AREA	324	2015	356.66	115,558	KITCHEN	A
				INT FINISH	2	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	552		66.43	36,688	BATHS	A
				HEATING/COOL	9	WARM/CL AIR	1.03	E	WDK	N	WOOD DECK	312		53.51	16,694	HEAT/ELEC	A
				FUEL SOURCE	2	GAS	1.00	F	OPA	N	OPEN PORCH	32		68.25	2,184		
									GFP	O	GAS FIREPLACE	1		4,267.00	4,267		

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

EFF.YR/AGE	2017 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$771,800