

Key: 13911

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.361

LEGALLAND

CURRENT OWNER		PARCEL ID		LOCATION	
LEON MICHAEL A & HANCHETT JILL D 120 EAST STREET LEXINGTON, MA 02420		62-50-0		196 WINSTEAD ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LEON MICHAEL A & POND OAKS LLC		07/08/2016	QS	695,000	29785-60
BANK OF NEW ENGLAND		06/30/2011	S	1,000,000	25541-127
		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 %
366	06/18/2020	7	ALTERATIONS	23,000	01/15/2021	NF	100 100
933	11/20/2017	7	ALTERATIONS	250,000	07/17/2019	TCK	100 100
454	06/06/2017	7	ALTERATIONS	10,000	05/29/2018	NF	100 100
115	03/03/2015	5	OTHER	19,870	03/22/2017	NF	100 100
793	09/26/2014	1	NEW CONSTRUC	300,000	03/23/2017	NF	100 100

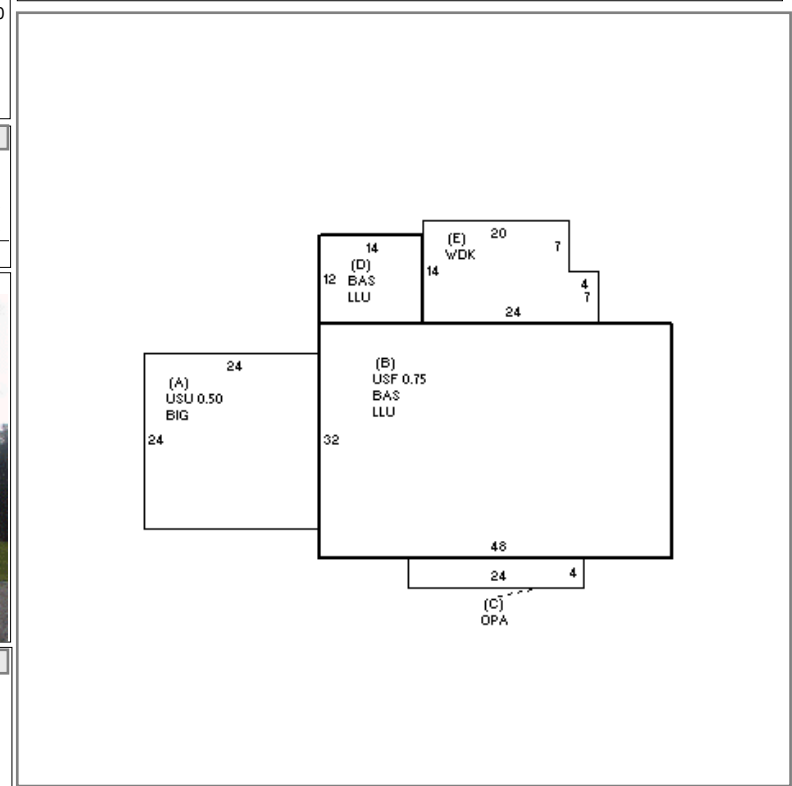
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	60,000	13	1.00	13W	1.00	A	1.00	197,280	1.00	A	1.00	R01	0.90	273,010
300	A	0.040	13	1.00	13W	1.00	A	1.00	10,800	1.00	A	1.00	R01	0.90	430

TOTAL	1.417 Acres		ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		N	Subdivision of Map 40 Parcel 67 & Map 49 Parcel 8 for F/Y 07 -- Lot 6 on Plan Book 598/56-62 - HSE S# 196			LAND	273,400	258,000
St Ind	WINSTEAD		T	PER BFD CAPT VARLEY 7/7/16			BUILDING	928,100	886,300
Infl	AVERAGE		E				DETACHED	0	0
							OTHER	0	0
							TOTAL	1,201,500	1,144,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/29/2018	NF
MODEL	1		RESIDENTIAL	LIST	6/19/2015	MW
STYLE	4	1.02	CAPE [100%]	REVIEW	1/28/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2014	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,856	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	576		60.70	34,965
\$NLA(RCN)	\$357	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	A	USU	N	UPPER STORY UNF	288		70.39	20,273
				ROOF SHAPE	1	GABLE	1.00	+	LLU	N	LOWER LEVEL UNF	1,704		94.13	160,396
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,704	2014	295.19	502,995
				FLOOR COVER	1	HARDWOOD	1.00	B	USF	L	UPPER STORY FIN	1,152	2014	219.97	253,407
				INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	96		62.37	5,988
				HEATING/COOL	9	WARM/CL AIR	1.03	E	WDK	N	WOOD DECK	308		48.90	15,061
				FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		3,899.40	3,899

TOTAL RCN	1,019,915	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE 2014 / 9		
COND	9 9 %	
FUNC	0	
ECON	0	
DEPR	9 % GD	91
RCNLD	\$928,100	