

Key: 13912

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.362

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
GAGNON GARY J & ANN M CO-TRUSTEES 210 WINSTEAD ROAD BREWSTER, MA 02631		62-49-0		210 WINSTEAD ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GAGNON GARY J & ANN M CO		10/20/2020	F	1	33378-221
GAGNON GARY J & ANN M		06/23/2011	S	278,200	25522-231
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	%
1131	12/06/2016	1	NEW CONSTRUC		03/22/2017	NF	100
1131	12/06/2016	1	NEW CONSTRUC	650,000	05/29/2018	NF	100
761	12/06/2016	1	NEW CONSTRUC	30,480	05/29/2018	NF	100

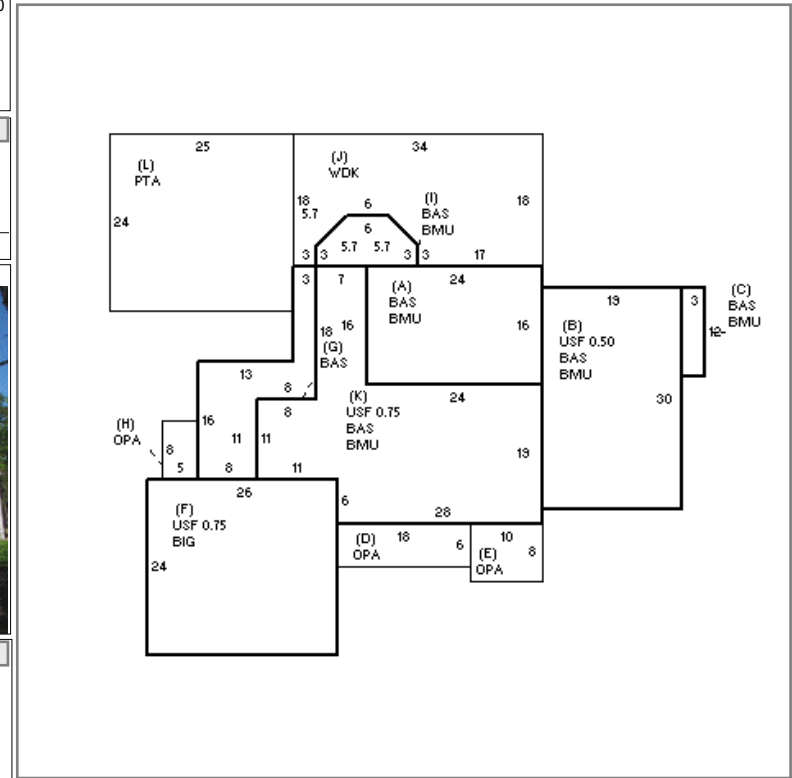
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	13	1.00	13W	1.00	A	1.00	197,280	1.00	A	1.00	R01	0.90		273,010
300	A	0.007	13	1.00	13W	1.00	A	1.00	10,800	1.00	A	1.00	R01	0.90		80

TOTAL	1.384 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 7 on Plan Book 598/56-62			LAND	273,100	257,600
St Ind	WINSTEAD		BUILDING	1,067,600	1,019,000			
Infl	AVERAGE		DETACHED	13,600	13,500			
			OTHER	0	0			
						TOTAL	1,354,300	1,290,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/29/2018
GFU	G	1.20	10 0.90	14X20	2017	280	53.88	13,600	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2017	NF	BLDG COMMENTS
MODEL	1		RESIDENTIAL				OUTDOOR SHOWER
STYLE	4	1.02	CAPE [100%]	LIST	6/5/2018	NF	HATCH TO ATTIC
QUALITY	G	1.30	GOOD [100%]	REVIEW	6/19/2018	TD	
FRAME	1	1.00	WD FRAME [100%]				

LOADING

YEAR BLT	2016	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,147,916
NET AREA	3,381	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,843		66.69	122,912		
\$NLA(RCN)	\$340	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	1,331	2016	225.86	300,616		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	228		66.89	15,250		
				ROOF COVER	1	ASPH/CMP SH	1.00	F	BIG	N	BUILT-IN GARAGE	624		63.62	39,698		
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	2,050	2016	296.77	608,377		
				INT FINISH	2	DRYWALL	1.00	J	WDK	N	WOOD DECK	530		52.44	27,792		
				HEATING/COOL	9	WARM/CL AIR	1.03	L	PTA	N	PATIO	600		15.95	9,571		
				FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		4,181.70	4,182		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2016 / 7
																COND	7.7 %
																FUNC	0
																ECON	0
																DEPR	7 % GD 93
																RCNLD	\$1,067,600