

Key: 13916

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.366

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
ROMAN JOHN J TRUSTEE & ROMAN JANET L TRUSTEE		61-48-0		135 WINSTEAD ROAD	
135 WINSTEAD ROAD BREWSTER, MA 02631		TRANSFER HISTORY		DOS	T
CD	T	AC/SF/UN	Nbhd	St Ind	Infl
100	S	60,000	13	1.00	13W 1.00 A 1.00
300	A	0.009	13	1.00	13W 1.00 A 1.00

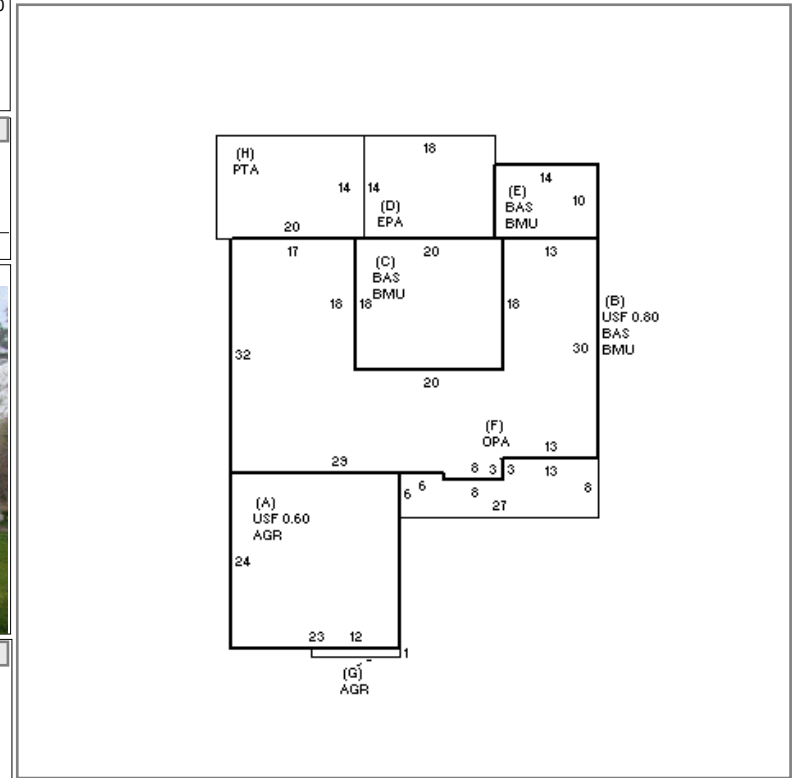
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
1031	12/03/2015	2	ADD	15,000	05/13/2016	WFF	100 100
923	11/10/2014	7	ALTERATIONS	10,000	06/19/2015	MW	100 100
370	05/06/2014	5	OTHER	15,000	06/19/2015	MW	100 100
304	04/17/2014	1	NEW CONSTRUCT	225,000	06/19/2015	MW	100 100

TOTAL	1.386 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	Subdivision of Map 40 Parcel 67 & Map 49 Parcel 8 for F/Y 07 -- Lot 11 on Plan Book 598/56-62 HSE # 135 FROM BP 5/6/14				LAND	273,100	257,700
St Ind	WINSTEAD					BUILDING	961,300	918,100
Infl	AVERAGE					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,234,400	1,175,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
OUTDOOR SHOWER



BUILDING	CD	ADJ	DESC	MEASURE	7/30/2015	MR
MODEL	1		RESIDENTIAL	LIST	6/19/2015	MW
STYLE	4	1.02	CAPE [100%]	REVIEW	6/22/2015	SEJ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2014	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,056,382			
NET AREA	3,031	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATT GARAGE	552		50.74	28,006	CONDITION ELEM	CD			
\$NLA(RCN)	\$349	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,309	2014	225.86	295,648	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,722		68.43	117,831	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,722	2014	316.55	545,105	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.00	D	EPA	N	ENCLOSED PORCH	252		96.91	24,422	BATHS	A			
				INT FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	180		66.89	12,039	HEAT/ELEC	A			
				HEATING/COOL	9	WARM/CL AIR	1.03	G	AGR	N	ATT GARAGE	12		59.98	720					
				FUEL SOURCE	2	GAS	1.00	H	PTA	N	PATIO	280		19.14	5,360					
												GFP	O	GAS FIREPLACE	1		4,181.70	4,182		
CAPACITY		UNITS	ADJ																	
STORIES		1.75	1.00																	
ROOMS		7	1.00																	
BEDROOMS		3	1.00																	
BATHROOMS		3	1.00																	
FIXTURES		13	\$23,069																	
GARAGE SPACES		2	1.00																	
% BSMT FIN		0	1.00																	
# 1/2 BATHS		1	1.00																	
# OF UNITS		1	1.00																	
EFF.YR/AGE		2014 / 9																		
COND		9 9 %																		
FUNC		0																		
ECON		0																		
DEPR		9	% GD	91																
RCNLD				\$961,300																