

Key: 13918

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.368

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
RINALDI JOSEPH J RINALDI CHRISTINA A 73 WINSTEAD ROAD BREWSTER, MA 02631		61-50-0		73 WINSTEAD ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
RINALDI JOSEPH J		11/22/2010	QS	725,729	25018-170
POND OAKS LLC		03/23/2010	S	1,000,000	24435-1
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 %
298		2	ADD		01/30/2013	MR	100 100
281	04/24/2012	3	OUT BUILDING	11,000	01/30/2013	MR	100 100
335	07/12/2010	1	NEW CONSTRUC	225,000	01/14/2011	JH	100 100

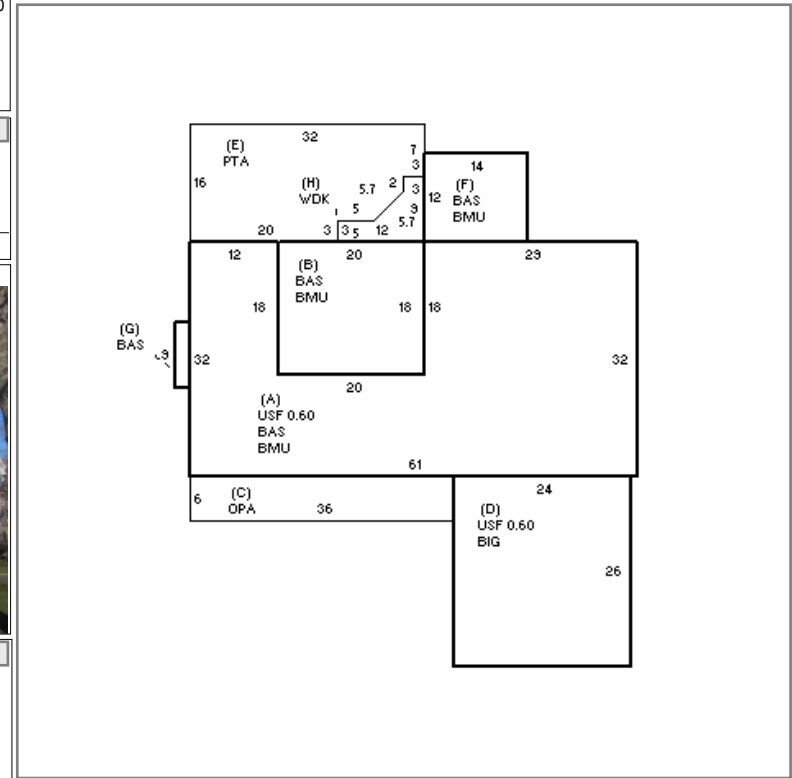
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	13	1.00	13W	1.00	A	1.00	197,280	1.00	A	1.00	R01	0.90		273,010
300	A	0.003	13	1.00	13W	1.00	A	1.00	10,800	1.00	A	1.00	R01	0.90		30

TOTAL	1.380 Acres	ZONING	RL	FRNT	0	ASSESSED	273,000	CURRENT	1,027,100	PREVIOUS	257,600	
Nbhd	NBHD 13	N Subdivision of Map 40 Parcel 67 & Map 49 Parcel 8 for		LAND								
St Ind	WINSTEAD	O F/Y 07 -- Lot 13 on Plan Book 598/56-62		BUILDING							981,300	
Infl	AVERAGE	T HSE # 73 PER FD 7/21/10		DETACHED							3,100	
		E		OTHER							0	
				TOTAL							1,303,200	1,242,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 12X14	2012	168	20.77	3,100

BUILDING	CD	ADJ	DESC	MEASURE	1/22/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/14/2011	JH
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	2010	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,167,157	
NET AREA	3,467	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,120		63.77	135,195	CONDITION ELEM	CD	
\$NLA(RCN)	\$337	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,592	2010	296.77	472,456	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	955	2010	225.86	215,693	INTERIOR	A
STORIES	1.6	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	1.00	B	BAS	L	BASE AREA	360	2010	296.77	106,837	KITCHEN	A	
ROOMS	8	1.00	FLOOR COVER	1	HARDWOOD	1.00	1.00	C	OPA	N	OPEN PORCH	216		66.89	14,447	BATHS	A	
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	1.00	D	BIG	N	BUILT-IN GARAGE	624		63.62	39,698	HEAT/ELEC	A	
BATHROOMS	3	1.00	HEATING/COOL	9	WARM/CL AIR	1.03	1.03	D	USF	L	UPPER STORY FIN	374	2010	225.86	84,470			
FIXTURES	14	\$24,843	FUEL SOURCE	2	GAS	1.00	1.00	E	PTA	N	PATIO	450		17.02	7,657			
GARAGE SPACES	2	1.00						+	BAS	L	BASE AREA	186	2010	296.77	55,199			
% BSMT FIN	0	1.00						H	WDK	N	WOOD DECK	62		52.43	3,251	EFF.YR/AGE	2010 / 13	
# 1/2 BATHS	1	1.00						GFP	O	GAS FIREPLACE	1			4,181.70	4,182	COND	12 12 %	
# OF UNITS	1	1.00						ODS	O	OUTDOOR SHOWER	1			3,230.50	3,231	FUNC	0	
																ECON	0	
																DEPR	12 % GD 88	
																RCNLD	\$1,027,100	



BLDG COMMENTS  
INFO @ DOOR 1/22/2021