Key: 1395

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.512

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
POOLE JOANNA M ET AL TRUSTEES POOLE FAMILY REALTY TRUST C/O DAVID OSOWSKI 104 MAIN STREET SANDWICH, MA 02563	90-57-0	142 WINSLOW LANDING ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
POOLE JOANNA M ET AL TRUS	02/25/1993	XX		8458-014

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

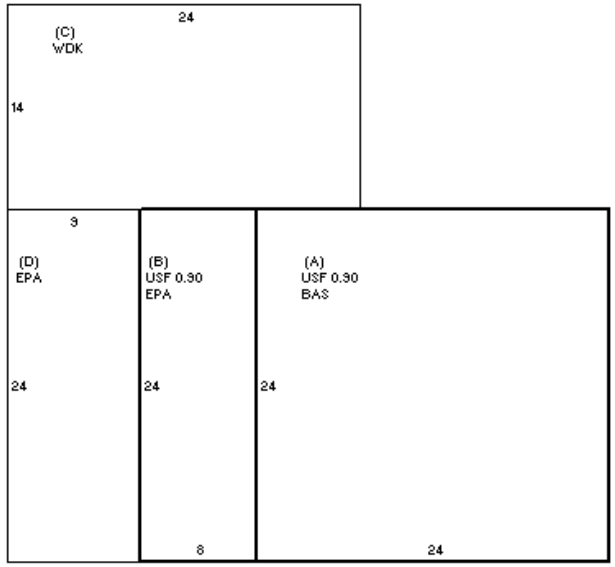
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY21-19	04/26/2020	13	SPLIT/SUB/LA		04/26/2020	JMG	100	100
473	07/02/2012	7	ALTERATIONS	3,100	08/07/2014	RJM	100	100
353	07/05/2011	7	ALTERATIONS	3,800	03/01/2012	MR	100	100
NP		12	CYCLICAL NON		10/17/2007	REO	100	100
172	06/07/1990	2	ADD	5,000	02/01/1992		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,680	6 1.00	A 1.00	A 1.00	964,480	3.05	A 1.00	BG- 4.40			922,590

TOTAL	13,680 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE	FY21 Combine with 90-56 to remain 90-57; Lots 43 & 54 on Plan Bk 53 Pg 3; see deed bk 8458 Pg 14		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	922,600	870,400
BUILDING	218,000	205,800
DETACHED	3,500	3,500
OTHER	0	0
TOTAL	**1,144,100**	**1,079,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	12X4		48	22.94	800
SHF	A 1.00	30 0.70	6X7		42	22.94	700
GZB	A 1.00	30 0.70	4'X8 SIDES		77	36.50	2,000

PHOTO 11/23/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/23/2020	NF
LIST	11/23/2020	EST
REVIEW	1/11/2021	MR

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,267	DETAIL ADJ	1.000
$NLA(RCN)	$253	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,510
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	576	1965	270.66	155,898
+	USF	L	UPPER STORY FIN	691	1965	165.46	114,335
+	EPA	N	ENCLOSED PORCH	408		57.96	23,648
C	WDK	N	WOOD DECK	336		35.28	11,854
	F21	O	FPL 2S 1OP	1		9,135.90	9,136
	ODS	O	OUTDOOR SHOWER	1		2,173.50	2,174

TOTAL RCN	320,554

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

EFF.YR/AGE	1969 / 54		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD			$218,000