

Key: 1400

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.516

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HALL WILLIAM D & ERIN E 16 GRANITE STREET MEDWAY, MA 02053		90-22-0		117 WINSLOW LANDING ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HALL WILLIAM D & ERIN E		01/22/2016	QS	535,000	29407-307
BALBONI DAVID P & JEAN O		04/16/2013	F	1 27291-111	
BALBONI DAVID P & JEAN O		07/30/1976	XX	2377-124	

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	%
23-661	07/14/2023	7	ALTERATIONS	41,245	04/24/2024	NF	100	100
64	01/29/2020	7	ALTERATIONS	52,882	11/23/2020	NF	100	100
148	04/06/2011	7	ALTERATIONS	600	03/02/2012	MR	100	100

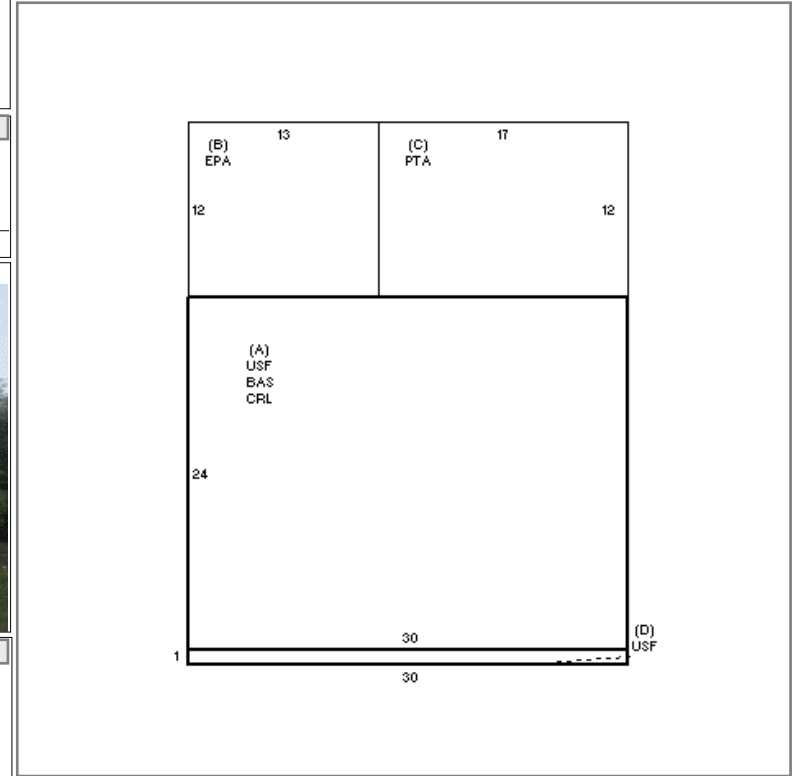
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,024 6	1.00	A	1.00	A	1.00	767,200	4.40	A	1.00	R12 3.50	699,840

TOTAL	9,024 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	N O T E Area corrected for FY 12 per survey plan book 637 page 22.				LAND	699,800	528,200
St Ind	AVERAGE		LAND	298,100	285,400			
Infl	AVERAGE		DETACHED	7,000	6,900			
			OTHER	0	0			
						TOTAL	1,004,900	820,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 12X20		240	36.79	6,200
SHF	A	1.00	30 0.70 7X7		49	22.94	800



BUILDING	CD	ADJ	DESC	MEASURE	11/23/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/23/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/18/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	402,904
NET AREA	1,470	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	720		28.30	20,377	CONDITION ELEM	CD
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	720	1982	290.87	209,426	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	750	1982	183.85	137,886	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	B	EPA	N	ENCLOSED PORCH	156		76.47	11,930	KITCHEN	A
				FLOOR COVER	3	WW CARPET	1.00	C	PTA	N	PATIO	204		14.31	2,919	BATHS	A
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 10P	1		10,151.00	10,151	HEAT/ELEC	A
				HEATING/COOL	5	ELECTRIC BB	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415		
				FUEL SOURCE	3	ELECTRIC	0.95										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		7	1.00														
BEDROOMS		4	1.00														
BATHROOMS		2	1.00														
FIXTURES		6	\$7,800														
GARAGE SPACES		0	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		0	1.00														
# OF UNITS		1	1.00														
																EFF.YR/AGE	1982 / 41
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$298,100