

Key: 1418

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.533

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
POLLARD JOHN M TRUSTEE POLLARD NANCY A TRUSTEE P O BOX 1195 BREWSTER, MA 02631				90-19-0				73 WINSLOW LANDING ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
POLLARD JOHN M TRUSTEE				12/30/2009	A	100		24271-285			
POLLARD JOHN M & NANCY A				10/13/1999	R	86,000		12599-261			
DALEY PAUL H				10/13/1999	N	76,000		12599-205			

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 %
990	11/07/2019	14	CYCLICAL GRO		12/04/2020	NF	100 100
26	01/18/2000	7	ALTERATIONS	10,623	07/14/2020	NF	100 100
10	01/10/2000	5	OTHER	9,000	02/02/2000	LB	100 100
681	11/15/1999	5	OTHER	5,000	02/02/2000	LB	100 100
		1	NEW CONSTRUC	200,000	02/02/2000	LB	100 100

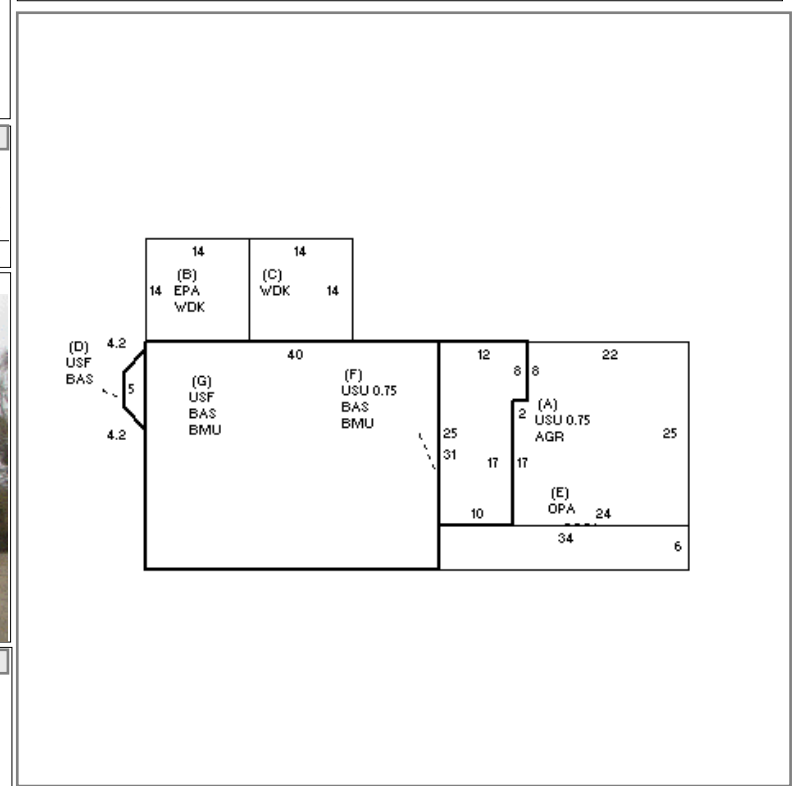
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	45,302	6	1.00	A	1.00	A	1.00	409,904	1.21	15	0.85R10 2.20	515,690

TOTAL	1.040 Acres		ZONING	RM	FRNT	0		ASSESSED	CURRENT	PREVIOUS		
Nbhd	NBHD 6		N O T E	T= NOT PART OF WINSLOW ASSOC.						LAND	515,700	486,500
St Ind	AVERAGE			LAND	890,900	851,300						
Infl	AVERAGE			DETACHED	0	0						
				OTHER	0	0						
				TOTAL	1,406,600	1,337,800						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	12/4/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/24/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/12/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,794	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATT GARAGE	584		51.74	30,218
\$NLA(RCN)	\$384	OVERALL	1.060	EXT COVER	1	WD SHINGLE	1.00	+	USU	N	UPPER STORY UNF	638		76.21	48,619
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	392		53.48	20,963
				ROOF COVER	1	ASPH/CMP SH	1.00	B	EPA	N	ENCLOSED PORCH	196		104.33	20,448
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,530	2000	329.55	504,218
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	1,264	2000	230.34	291,144
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	E	OPA	N	OPEN PORCH	204		68.21	13,915
				FUEL SOURCE	2	GAS	1.00	+	BMU	N	BSMT UNFINISHED	1,506		71.80	108,125
									F21	O	FPL 2S 1OP	1		13,848.20	13,848
									GFP	O	GAS FIREPLACE	1		4,264.60	4,265
									ODS	O	OUTDOOR SHOWER	1		3,294.60	3,295

TOTAL RCN	1,073,389	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	2000 / 23	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$890,900	