

Key: 1705

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.837

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WINN WILLIAM A III & DELANEY-WINN ELAINE 33 OXFORD STREET WINCHESTER, MA 01890				68-70-0				121 OLD NORTH ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WINN WILLIAM A III & DELANEY-WINN ELAINE				11/14/2016	F	1	30106-25				
WINN WILLIAM A III & ELAI				11/14/2016	A	1	30106-22				
WINN WILLIAM A III & ELAI				09/16/1983	QS	81,000	3867-283				

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	%
889	12/08/2022	77	SOLAR PANELS	48,000	02/23/2023	TCK	100	100
938	12/07/2012	2	ADD	130,000	08/07/2014	RJM	100	100
136	03/07/2008	8	YARD ITEMS	948			100	100
NP		12	CYCLICAL NON		09/13/2007	JH	100	100
176	03/26/2007	2	ADD	9,000			100	100

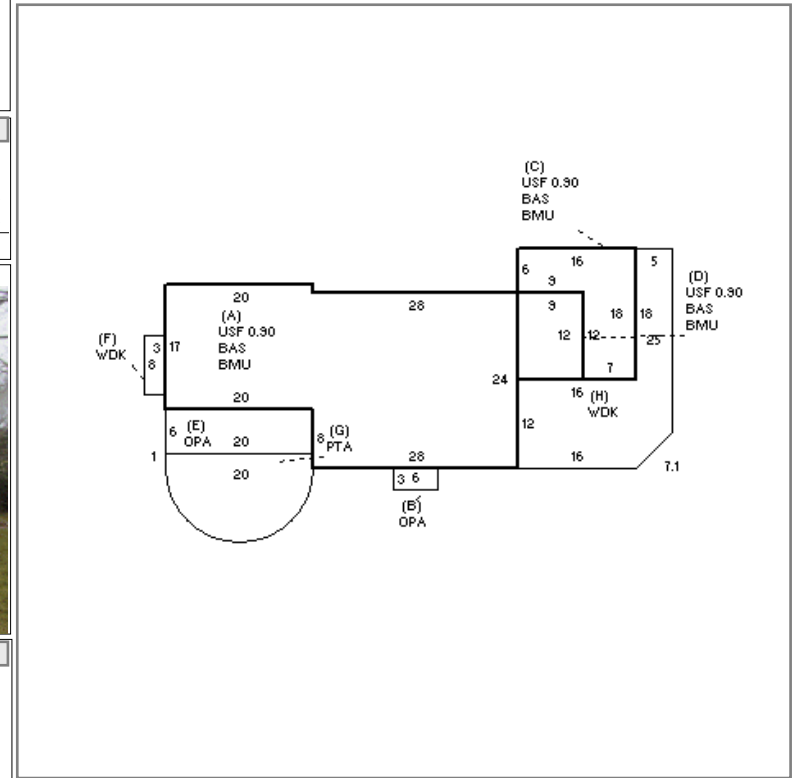
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,600	5	1.00	5-A	1.00	A	1.00	416,480	2.72	A	1.00	R10	1.90			405,830

TOTAL	15,600 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	405,800	382,900			
St Ind	CATHEDRAL RD		BUILDING	643,200	607,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,049,000	990,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
20 SOLAR PANELS



BUILDING	CD	ADJ	DESC	MEASURE	11/3/2020	NF
MODEL	1		RESIDENTIAL	LIST	2/23/2023	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/27/2023	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,470	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BMU	N	BSMT UNFINISHED	1,300		74.17	96,425
\$NLA(RCN)	\$357	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,012	1965	336.47	340,510
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	911	1965	240.71	219,286
				ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	138		68.25	9,419
				FLOOR COVER	2	SOFTWOOD	1.00	C	BAS	L	BASE AREA	180	2012	336.47	60,565
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	259	2013	240.71	62,344
				HEATING/COOL	9	WARM/CL AIR	1.03	D	BAS	L	BASE AREA	108	2003	336.47	36,339
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	354		53.51	18,942
								G	PTA	N	PATIO	198		20.62	4,083
									F21	O	FPL 2S 1OP	1		13,856.10	13,856
									ODS	O	OUTDOOR SHOWER	1		3,296.50	3,297

TOTAL RCN	881,035
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1979 / 44
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$643,200