

Key: 2232

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.384

LEG
AL
LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------------|--|--|--|
| SHARON MICHAEL J & MARY P 4 LESLIE ROAD WINCHESTER, MA 01890 | | | | 37-6-0 | | | | 393 PAINES CREEK ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| SHARON MICHAEL J & MARY P | | | | 11/28/2008 | QS | 400,000 | 23288-278 | | | | |
| VAN RIET CHRISTOPHE A & A | | | | 02/24/2006 | QS | 441,000 | 20767-130 | | | | |
| LEMOS JOHN A & VENI & | | | | 08/22/2005 | F | 100 | 20180-044 | | | | |

| 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 | % |
| 24-353 | 04/24/2024 | 9 | HVAC | 22,000 | | | | 0 0 |
| 23-763 | 09/26/2023 | 1 | NEW CONSTRUC | 1,500,000 | 04/15/2024 | NF | 25 | 55 |
| 23-764 | 08/13/2023 | 6 | DEMO | 15,000 | 04/15/2024 | NF | 100 | 100 |
| 207 | 03/15/2018 | 7 | ALTERATIONS | 6,875 | 06/20/2019 | NF | 100 | 100 |
| 398 | 05/03/2016 | 1 | NEW CONSTRUC | 8,000 | 02/01/2017 | NF | 100 | 100 |

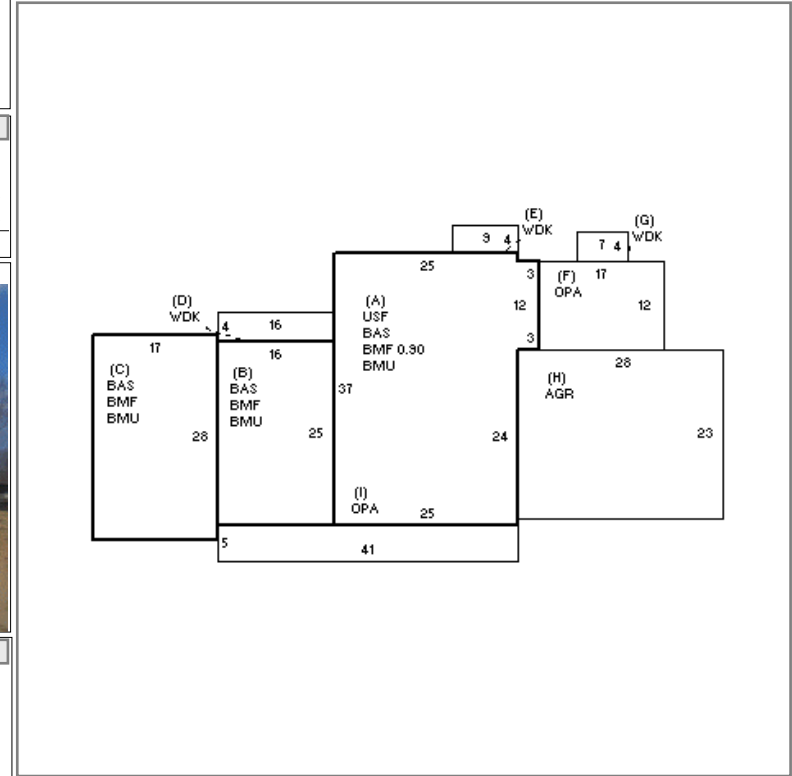
LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|
| 100 | S | 29,042 | 1 | 1.00 | A | 1.00 | A | 1.00 | | | | 459,190 |

| TOTAL | 29,055 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | NBHD 1 | NOTE | | | | LAND | 459,200 | 433,200 |
| St Ind | AVERAGE | | BUILDING | 285,500 | 177,700 | | | |
| Infl | AVERAGE | | DETACHED | 3,600 | 3,600 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 748,300 | 614,500 |

DETAILED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 05/16/2024 |
|-----|------|------|----------|-------|-------|-----------|-------|-------|------------|
| OPA | V | 1.50 | 10 0.90 | 10X16 | 2016 | 160 | 25.13 | 3,600 | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/15/2024 | NF |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/15/2024 | EST |
| STYLE | 5 | 1.05 | COLONIAL [100%] | REVIEW | 5/16/2024 | EMZ |
| QUALITY | G | 1.30 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS
 BMF= FAM RM/DINING RM/BEDROOM/GYM/BATH
 INTERIOR ESTIMATED PER PLANS

LAND

| YEAR BLT | 2023 | SIZE ADJ | 0.990 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,142,180 |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|-----------|
| NET AREA | 2,798 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,837 | | 69.30 | 127,298 | | |
| \$NLA(RCN) | \$408 | OVERALL | 1.080 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | BMF | N | BSMT FINISH | 1,741 | | 42.90 | 74,691 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,837 | 2023 | 322.07 | 591,638 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | A | USF | L | UPPER STORY FIN | 961 | 2023 | 252.93 | 243,069 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | WDK | N | WOOD DECK | 128 | | 54.49 | 6,975 | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | + | OPA | N | OPEN PORCH | 409 | | 69.50 | 28,425 | | |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | H | AGR | N | ATT GARAGE | 644 | | 51.52 | 33,180 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | GFP | O | GAS FIREPLACE | 1 | | 4,345.00 | 4,345 | | |
| | | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | 3,356.80 | 3,357 | | |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 2023 / 0 |
|------------|------------|
| COND | 0 0 % |
| FUNC | 75 UC |
| ECON | 0 |
| DEPR | 75 % GD 25 |

| RCNLD | \$285,500 |
|-------|-----------|
|-------|-----------|