Key: **247**

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 260

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WINN ROBERT J **86 ROBBINS HILL ROAD** **BREWSTER, MA 02631**	**49-96-0**	**86 ROBBINS HILL ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WINN ROBERT J	03/31/2022	F		35016-4
WINN ROBERT J SUCCESSOR T	10/15/1996	F	100	10436-266

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

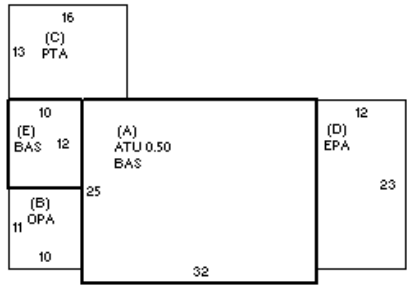
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		02/28/2018	NF	100	100
393	08/05/2011	7	ALTERATIONS	12,600	03/23/2012	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,069	2 1.00	A 1.00	A 1.00	767,200	2.80	A 1.00	R12 3.50			744,060

TOTAL	15,069 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 2	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	744,100	561,600
BUILDING	199,700	188,500
DETACHED	600	600
OTHER	0	0
TOTAL	**944,400**	**750,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	5X7		35	22.94	600

PHOTO 02/28/2018

BLDG COMMENTS

GENERATOR

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/28/2018	NF
LIST	8/17/2007	JH
REVIEW	12/19/2019	MR

YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	920	DETAIL ADJ	1.000
$NLA(RCN)	$362	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,095
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	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	920	1948	279.53	257,168
A	ATU	N	ATTIC UNF	400		56.07	22,428
B	OPA	N	OPEN PORCH	110		52.50	5,775
C	PTA	N	PATIO	208		15.02	3,125
D	EPA	N	ENCLOSED PORCH	276		76.07	20,996
	CPC	O	CAPE CELLAR	1		6,090.00	6,090
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	332,871

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

EFF.YR/AGE	1948 / 75		
COND	40	40 %	
FUNC	0		
ECON	0		
DEPR	40	% GD	60
RCNLD			$199,700