

Key: 382

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 397

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
HEINTZELMAN DANIEL C & HEINTZELMAN TERESE C TRUSTEES 96 WINTERHOFF TRAIL BREWSTER, MA 02631				69-45-0				96 WINTERHOFF TRAIL				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				HEINTZELMAN DANIEL C & 96 WINTERHOFF TRAIL LLC				04/12/2016	O	3,450,000	(209213)	
AL-AWADI ABDULRAZZAK				10/09/2009	F	1	(189740)					
AL-AWADI ABDULRAZZAK				10/09/2009	F	1	(189739)					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
650	07/19/2016	1	NEW CONSTRUC	1,400,000	04/18/2018	NF	100 100
603	07/08/2016	6	DEMO	200,000	04/18/2018	NF	100 100
158	03/05/2012	5	OTHER	20,000	02/01/2013	MR	100 100
399	08/08/2011	2	ADD	250,000	03/23/2012	MR	100 100
397	07/14/2008	7	ALTERATIONS	25,000	03/10/2009	JH	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	47,916	5	1.00	A	1.00	A	1.00	2,192,000	1.17	A	1.00	BEX	10.00		2,813,150

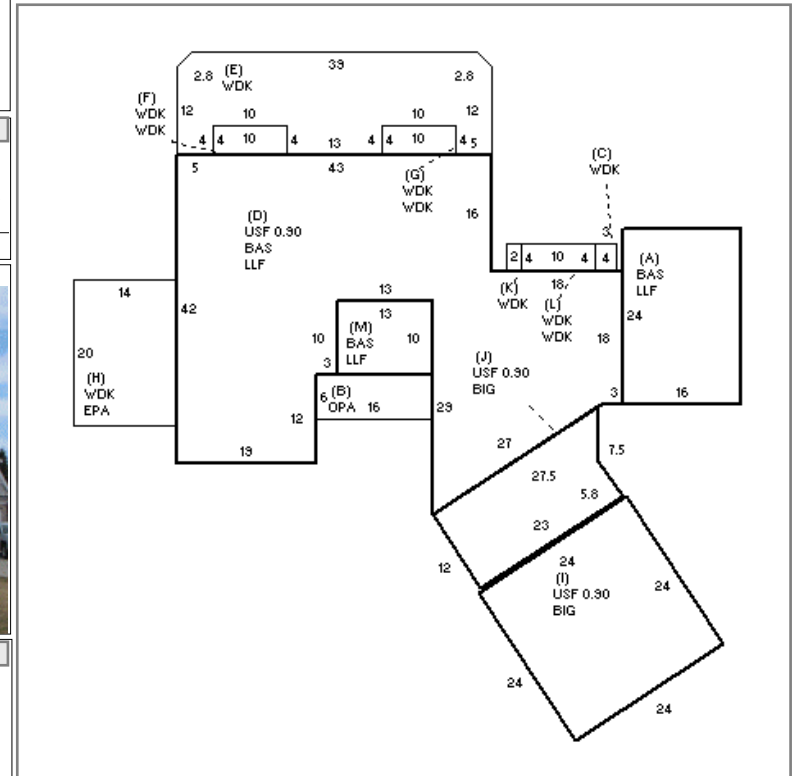
TOTAL	1.100 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	2,813,200	2,654,000
St Ind	AVERAGE		BUILDING	2,168,400	2,070,100			
Infl	AVERAGE		DETACHED	3,000	3,000			
			OTHER	460,800	440,200			
						TOTAL	5,445,400	5,167,300

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90	1999	286	8.10	2,100
PTD	A	1.00	10 0.90	1999	113	9.00	900



BLDG COMMENTS
GENERATOR
LLF=FAMRM,EXERCISERM,GAMERM,BAR,WINE
CELLAR,BATH,FPL



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/17/2017	NF
MODEL	1		RESIDENTIAL	LIST	5/2/2018	NF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/21/2018	TD
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2016	SIZE ADJ	0.970
NET AREA	7,364	DETAIL ADJ	1.000
\$NLA(RCN)	\$317	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	6	1.00
FIXTURES	21	\$49,099
GARAGE SPACES	3	1.00
% BSMT FIN	100	1.00
# 1/2 BATHS	1	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	3	GAMBREL	1.00
ROOF COVER	2	WD SHINGLE	1.01
FLOOR COVER	1	HARDWOOD	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
+	LLF	L	LOWER LEVEL FIN	2,431	2016	193.34	470,012
+	BAS	L	BASE AREA	2,431	2016	387.03	940,863
B	OPA	N	OPEN PORCH	96		87.23	8,374
+	WDK	N	WOOD DECK	1,058		68.39	72,353
+	USF	L	UPPER STORY FIN	2,502	2016	242.18	605,947
H	EPA	N	ENCLOSED PORCH	280		126.39	35,390
I	BIG	N	BUILT-IN GARAGE	576		84.90	48,900
J	BIG	N	BUILT-IN GARAGE	287		96.47	27,688
	F23	O	FPL 2S 3OP	2		34,402.45	68,805
	ODS	O	OUTDOOR SHOWER	1		4,213.10	4,213

TOTAL RCN	2,331,643
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2016 / 7
COND	7.7 %
FUNC	0
ECON	0
DEPR	7 % GD 93

RCNLD	\$2,168,400
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

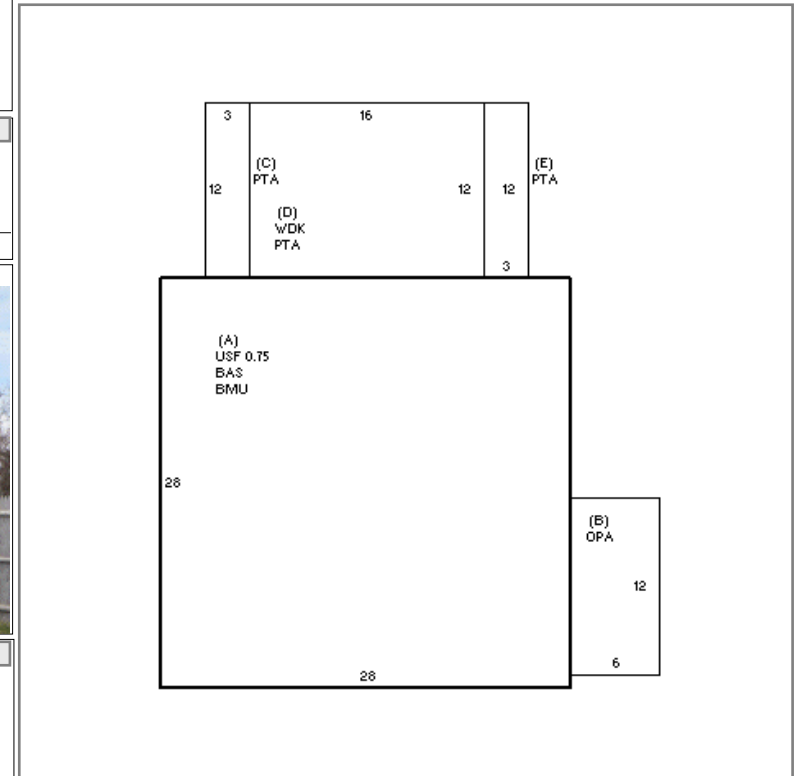
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	460,800	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/18/2018
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/23/2012	MR
MODEL	1		RESIDENTIAL	LIST	5/2/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/23/2019	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2011	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	517,709				
NET AREA	1,372	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	784		78.50	61,546	CONDITION ELEM	CD				
\$NLA(RCN)	\$377	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	784	2011	366.50	287,333	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	588	2011	234.01	137,600	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	72		63.00	4,536	KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.00	C	PTA	N	PATIO	36		29.05	1,046	BATHS	A				
				INT FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	192		19.03	3,654	HEAT/ELEC	A				
				HEATING/COOL	9	WARM/CL AIR	1.03	D	WDK	N	WOOD DECK	192		49.39	9,483						
				FUEL SOURCE	1	OIL	1.00	E	PTA	N	PATIO	36		29.05	1,046						
																		EFF.YR/AGE	2011 / 12		
																		COND	11 11 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	11	% GD	89
																		RCNLD	\$460,800		