

Key: 417

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 439

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SMITH ELAINE R TRUSTEE ELAINE R SMITH REVOCABLE TRUST 105 MEADOWBROOK ROAD WESTON, MA 02493				69-32-0				9 GOVERNOR WINTHROP ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SMITH ELAINE R TRUSTEE				11/08/2023	F	100 (234406)					
SMITH ELAINE R TRUSTEE				07/12/2010	F	10 (191917)					
SMITH ELAINE R				07/15/2002	A	1 (165921)					

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	%
771	11/03/2020	7	ALTERATIONS	2,699	10/28/2020	NF	100	100
568	09/01/2020	7	ALTERATIONS	16,000	10/28/2020	NF	100	100
121	03/03/2015	7	ALTERATIONS	15,000	04/27/2016	WFF	100	100
432	08/23/2011	7	ALTERATIONS	9,800	03/23/2012	MR	100	100
417	07/29/2005	7	ALTERATIONS	2,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,500	5	1.00	A	1,468,640	2.74	A	1.00	BVG	6.70	1,429,640

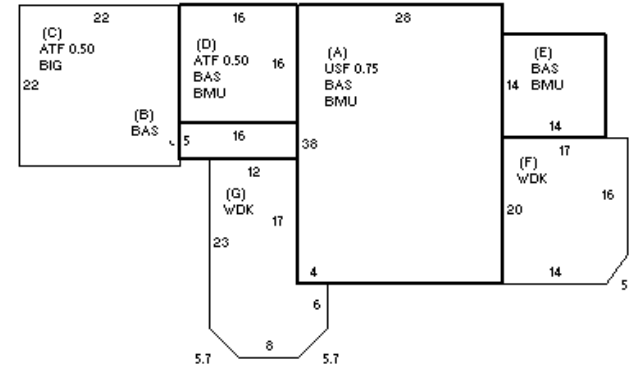
TOTAL	15,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	1,429,600	1,348,800
St Ind	AVERAGE		BUILDING	664,700	635,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL						2,094,300	1,984,400	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/28/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/9/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	1/4/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	2,394	DETAIL ADJ	1.000
\$NLA(RCN)	\$351	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	\$12,241
GARAGE SPACES		0	1.00
% BSMT FIN		0	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	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,516		61.94	93,906
+	BAS	L	BASE AREA	1,516	1976	284.33	431,041
A	USF	L	UPPER STORY FIN	798	1986	216.39	172,679
B	BAS	L	BASE AREA	80	2005	284.33	22,747
C	BIG	N	BUILT-IN GARAGE	484		59.88	28,982
C	ATF	N	ATTIC FINISH	242		90.63	21,932
D	ATF	N	ATTIC FINISH	128		90.63	11,601
+	WDK	N	WOOD DECK	682		46.14	31,466
	F21	O	FPL 2S 1OP	1		11,947.70	11,948
	ODS	O	OUTDOOR SHOWER	1		2,842.50	2,843

TOTAL RCN	841,384
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1991 / 32
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$664,700