

Key: 453

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 474

LEGAL

LAND

DETACHED

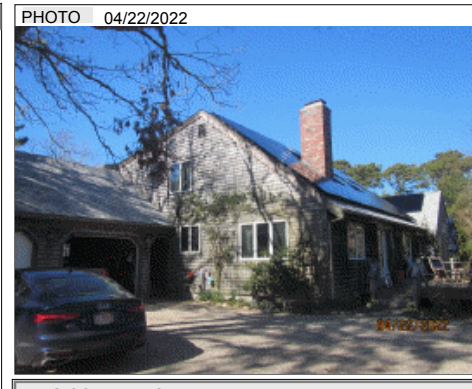
BUILDING

CURRENT OWNER		PARCEL ID		LOCATION								
HELM STEPHANIE ANN (LIFE ESTATE) BOX 1001 BREWSTER, MA 02631		69-51-0		38 WINTERHOFF TRAIL								
TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)								
HELM STEPHANIE ANN (LIFE)		09/24/2013	F	1 (201530)								
HELM JOHN G TRUSTEE		04/16/2004	F	1 (172705)								
HELM JOHN G		05/14/2002	A	100,000 (165242)								
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,496	5	1.00	A	1.00	A	1.00	BA+	4.00		1,003,990

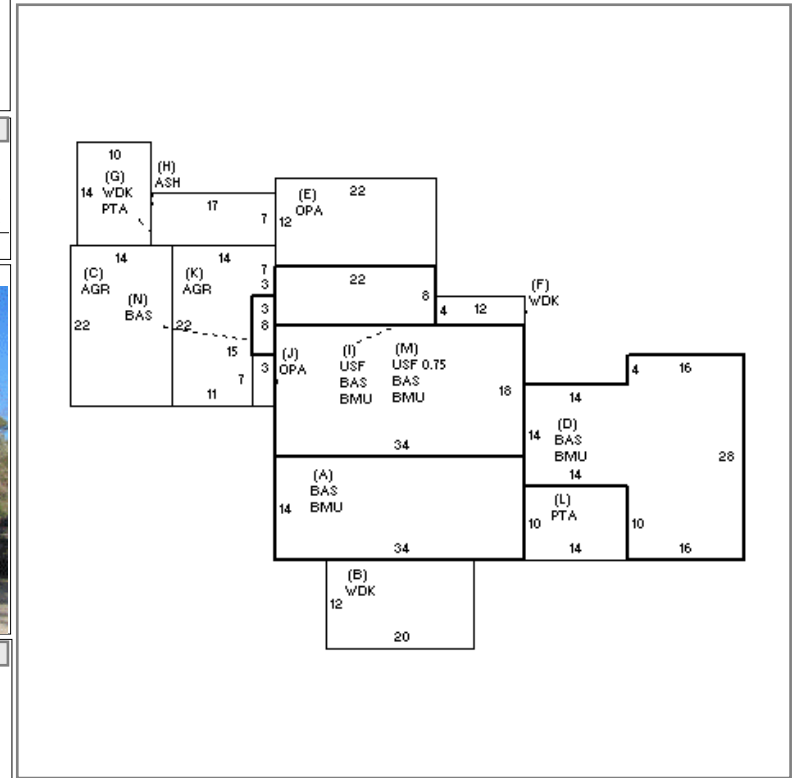
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
648	07/19/2021	77	SOLAR PANELS	32,400	04/22/2022	TCK	100 100
167	04/04/2003	2	ADD	110,000	08/25/2004	WH	100 100
541	09/16/2002	2	ADD	100,000	08/25/2004	WH	100 100

TOTAL	33,496 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	N O T E Combined w/parcels 82 & 83 for F/Y 2005 -- Now Lot 40 on Pending LCP# 16948-O	LAND	1,004,000	947,200			
St Ind	AVERAGE		BUILDING	840,700	793,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,844,700</b>	<b>1,741,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
34 SOLAR PANELS



BUILDING	CD	ADJ	DESC	MEASURE	10/28/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/26/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	5/3/2022	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,567	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,908		67.37	128,545
\$NLA(RCN)	\$390	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	476	1984	306.46	145,874
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	407		52.97	21,559
STORIES	1.75	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	308		57.08	17,580
ROOMS	9	1.00		FLOOR COVER	2	SOFTWOOD	1.00	D	BAS	L	BASE AREA	644	2002	306.46	197,359
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	285		67.57	19,257
BATHROOMS	2	1.00		HEATING/COOL	9	WARM/CL AIR	1.03	G	PTA	N	PATIO	119		21.49	2,557
FIXTURES	8	\$14,196		FUEL SOURCE	2	GAS	1.00	H	ASH	N	ATT SHED	140		36.74	5,143
GARAGE SPACES	2	1.00						+	BAS	L	BASE AREA	788	1984	306.46	241,490
% BSMT FIN	0	1.00						+	USF	L	UPPER STORY FIN	635	1984	248.44	157,761
# 1/2 BATHS	0	1.00						K	AGR	N	ATT GARAGE	263		58.24	15,318
# OF UNITS	1	1.00						L	PTA	N	PATIO	140		21.49	3,008
								N	BAS	L	BASE AREA	24	2003	306.48	7,355
								F21	O	FPL 2S 1OP	1		13,717.60	13,718	
								MST	O	MAS/METAL STACK	1		6,793.20	6,793	
								ODS	O	OUTDOOR SHOWER	1		3,263.50	3,264	

TOTAL RCN	1,000,776
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2001 / 22
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$840,700