

Key: 4657

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.868

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION															
SPERA CHERYL A TRUSTEE CHERYL A SPERA REVOCABLE TRUST 5 KEENAN DRIVE WINCHESTER, MA 01890				101-99-0				42 HENRYS ROAD															
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)																
SPERA CHERYL A TRUSTEE				12/12/2022	F		1 35536-124																
SPERA CHERYL A				06/05/2015	QS	321,000	28921-287																
VANDER ELS THEODORE				01/08/2007	A		1 21681-294																
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	25,000	13	1.00	A	1.00	A	1.00	219,200	1.85	A	1.00	R02	1.00									233,330

LAND

TOTAL	25,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	233,300	220,100
St Ind	AVERAGE		BUILDING	375,500	359,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	608,800	579,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

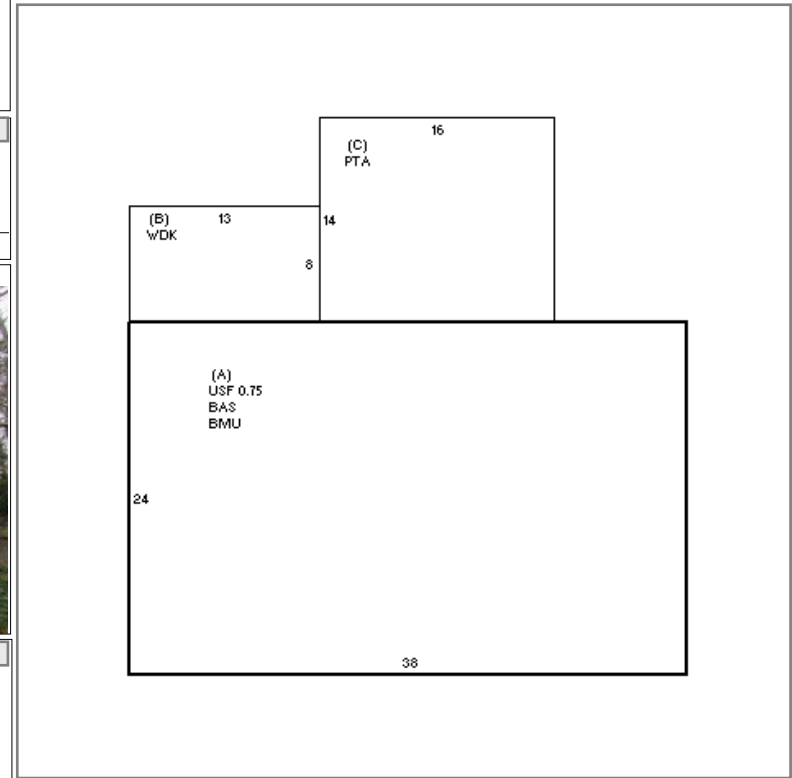


BLDG COMMENTS
INFO @ DOOR (12/02/20)

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/2/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/2/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/8/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
998	11/25/2015	14	CYCLICAL GRO		12/02/2020	TCK	100	100
		7	ALTERATIONS	1,500	04/18/2016	WFF	100	100
		12	CYCLICAL NON		04/03/2013	SF	100	100



YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,596	DETAIL ADJ	1.000
\$NLA(RCN)	\$314	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,837
GARAGE SPACES		1	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	2	CLAPBOARD	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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	912		66.85	60,965
A	BAS	L	BASE AREA	912	1984	301.63	275,085
A	USF	L	UPPER STORY FIN	684	1984	208.30	142,477
B	WDK	N	WOOD DECK	104		44.42	4,619
C	PTA	N	PATIO	224		16.21	3,631
	BMG	O	BSMT GARAGE	1		5,038.50	5,039

TOTAL RCN	500,652	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE		1984 / 39
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		\$375,500