

Key: 5186

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.407

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TABB CHRISTOPHER L & ANGELA M 39 WOODSIDE ROAD WINCHESTER, MA 01890				97-11-0				87 CRICKET LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TABB CHRISTOPHER L & ANGE				12/30/2020	QS	652,000	(224939)				
FITZPATRICK KEVIN M &				12/18/1998	QS	71,500	(151316)				
GRUNEWALD DONALD				10/01/1991	F	100	N/A-N/A				

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	%
338	04/21/2022	7	ALTERATIONS	125,000	03/07/2023	TCK	100	100
20	12/30/2020	16	MLS REVIEW	652,000	03/30/2021	JMG	100	100
130	01/10/2018	7	ALTERATIONS	8,000	07/10/2019	TCK	100	100
497	03/13/2000	5	OTHER	7,000			100	100
	08/31/1999	1	NEW CONSTRUC	160,000	03/02/2000	LB	100	100

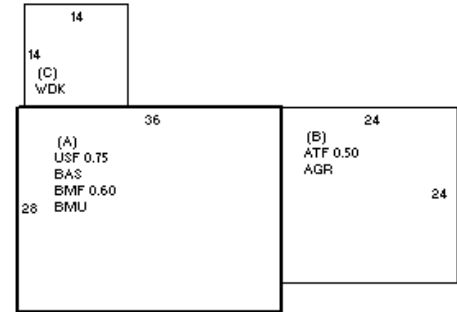
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	44,866	13	1.00	A	1.00	A	1.00	219,200	1.22	A	1.00	R03	1.00			274,790

TOTAL	1.030 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	274,800	259,200	BUILDING	633,700	605,000
St Ind	AVERAGE		DETACHED	0	0	OTHER	0	0
Infl	AVERAGE		TOTAL	908,500	864,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
 BMF= FAM RM, OFFICE (PER OWNER 3/7/2023)  
 INFO @ DOOR 11/3/20



BUILDING	CD	ADJ	DESC	MEASURE	11/3/2020	TCK
MODEL	1		RESIDENTIAL	LIST	3/7/2023	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/30/2023	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	681,401		
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		69.11	69,664	CONDITION ELEM	CD		
\$NLA(RCN)	\$386	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	605		46.01	27,839	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,008	2000	319.82	322,377	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	756	2000	225.03	170,123	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00	B	AGR	N	ATT GARAGE	576		46.42	26,741	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	B	ATF	N	ATTIC FINISH	288		94.25	27,143	HEAT/ELEC	G		
				HEATING/COOL	2	HOT WATER	1.00	C	WDK	N	WOOD DECK	196		47.98	9,404				
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		12,424.80	12,425					
												ODS	O	OUTDOOR SHOWER	1	2,956.00	2,956		
												EFF.YR/AGE		2016 / 7					
												COND	7.7%						
												FUNC	0						
												ECON	0						
												DEPR	7	% GD	93				
												RCNLD			\$633,700				