Key: 5368

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,586

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WINGARD ROBERT J 81 COMMONS WAY BREWSTER, MA 02631	97-97-0	81 COMMONS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WINGARD ROBERT J	01/29/2019	H		31808-21
WINGARD ROBERT J &	01/30/2013	F		27090-273
WINGARD ROBERT J	07/01/1985	XX	88,000	4607-73

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

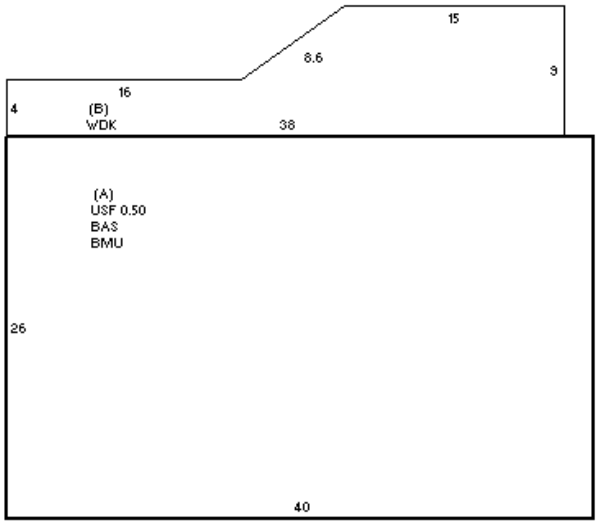
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
574	06/16/2021	7	ALTERATIONS	2,900	04/15/2022	TCK	100	100
597	07/07/2016	7	ALTERATIONS	3,300	04/06/2017	NF	100	100
296	04/11/2016	77	SOLAR PANELS	12,276	04/06/2017	NF	100	100
636	09/19/2006	7	ALTERATIONS	2,500	08/03/2007	JH	100	100
		12	CYCLICAL NON		09/29/2003	TG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,300	13 1.00	13L 1.00	A 1.00	175,360	2.49	A 1.00	R07 0.80			173,740

TOTAL	17,300 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	COMMONS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	173,700	163,900
BUILDING	327,200	309,100
DETACHED	900	900
OTHER	0	0
TOTAL	501,800	473,900



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X6		48	22.94	900

PHOTO 04/15/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/21/2020	TCK
LIST	8/3/2007	JH
REVIEW	4/28/2022	MR

BLDG COMMENTS
18 SOLAR PANELS
WALKOUT BASEMENT
INFO @ DOOR 10/21/20

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,560	DETAIL ADJ	1.000
$NLA(RCN)	$300	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,282
GARAGE SPACES	0	1.00
% BSMT FIN	10	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	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	6	OTHER	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,040		57.59	59,896
A	BAS	L	BASE AREA	1,040	1973	266.52	277,177
A	USF	L	UPPER STORY FIN	520	1973	189.44	98,508
B	WDK	N	WOOD DECK	245		39.98	9,796
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	467,476
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1973 / 50		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD	$327,200		