

Key: 6099

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.332

LEG
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LAND

CURRENT OWNER		PARCEL ID		LOCATION	
WOODS VINCENT P & ANITA L TRUSTEES WOODS FAMILY TRUST 76 LELAND ROAD BREWSTER, MA 02631		24-36-0		76 LELAND ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WOODS VINCENT P & ANITA L		08/02/2022	F	1	35286-178
WOODS VINCENT P & ANITA L		09/30/1983	XX		3883-35

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 %
463	05/27/2022	3	OUT BUILDING	11,500	03/22/2023	TCK	100 100
1083	12/09/2019	3	OUT BUILDING	25,000	07/10/2020	MR	100 100
10	01/06/2014	7	ALTERATIONS	1,750	06/15/2015	MW	100 100
198	04/07/2008	2	ADD	3,500	03/24/2009	JH	100 100
122	02/28/2007	7	ALTERATIONS	500	07/23/2007	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,800	12	1.00	12F 1.00 A 1.00	219,200	2.33	A 1.00	R03	1.00		220,480

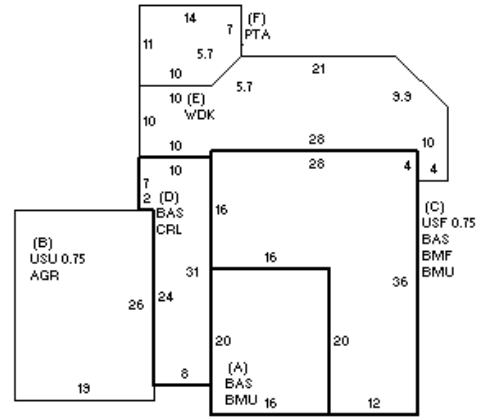
TOTAL	18,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	220,500	208,000			
St Ind	LELAND/CRANE		BUILDING	495,400	467,700			
Infl	AVERAGE		DETACHED	19,200	19,000			
			OTHER	0	0			
			TOTAL	735,100	694,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10X10		100	22.01	1,100
DGF	+	1.10	01 1.00 16X36	2019	576	31.34	18,100



BLDG COMMENTS

PULL DOWN STAIRS TO ATTIC
BMF= STRG, EXERC RM



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BUILDING	CD	ADJ	DESC	MEASURE	10/12/2017	NF
MODEL	1		RESIDENTIAL	LIST	10/18/2017	NF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/8/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	611,556	
NET AREA	1,786	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,008		59.29	59,761	CONDITION ELEM	CD	
\$NLA(RCN)	\$342	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	320	1984	258.83	82,824	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	494		41.63	20,567	INTERIOR	G	
				ROOF COVER	1	ASPH/CMP SH	1.00	B	USU	N	UPPER STORY UNF	371		59.25	21,983	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.00	C	BMF	N	BSMT FINISH	688		39.47	27,157	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	C	BAS	L	BASE AREA	688	1984	258.83	178,072	HEAT/ELEC	A	
				HEATING/COOL	2	HOT WATER	1.00	C	USF	L	UPPER STORY FIN	516	1984	195.01	100,626			
				FUEL SOURCE	1	OIL	1.00	D	CRL	N	BSMT CRAWL	262		31.88	8,353			
																	EFF.YR/AGE	1995 / 28
																	COND	19 19 %
																	FUNC	0
																	ECON	0
																	DEPR	19 % GD 81
																	RCNLD	\$495,400