

Key: 6142

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.376

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CURRENT OWNER				PARCEL ID				LOCATION				
BIONDI CYNTHIA 40 WYNN WAY BREWSTER, MA 02631				23-35-0				40 WYNN WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BIONDI CYNTHIA				05/07/2015	QS	425,000	28851-292					
LIVELY JAMES C & JANICE M				12/20/2006	QS	438,000	21631-056					
HAYES KATHLEEN H &				08/22/2002	DC	15500-297						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,060	12	1.00	12E 1.00 A 1.00	252,080	2.81	A	1.00	R06	1.15	244,460

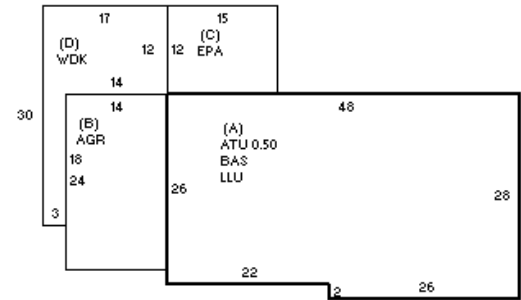
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
680	07/30/2021	7	ALTERATIONS	33,000	05/05/2022	TCK	100	100
604	06/26/2019	7	ALTERATIONS	2,300	07/24/2019	NF	100	100
543	06/28/2018	7	ALTERATIONS	32,680	07/24/2019	NF	100	100
		14	CYCLICAL GRO		10/19/2017	NF	100	100
191	04/30/2010	3	OUT BUILDING	2,266	01/10/2011	JH	100	100

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TOTAL	15,060 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E				LAND	244,500	230,600
St Ind	CANOE POND					BUILDING	447,700	422,700
Infl	AVERAGE					DETACHED	1,900	1,900
						OTHER	0	0
						TOTAL	694,100	655,200

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12	2010	96	22.01	1,900



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BUILDING	CD	ADJ	DESC	MEASURE	10/19/2017	NF
MODEL	1		RESIDENTIAL	LIST	10/19/2017	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	8/1/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	539,383		
NET AREA	1,300	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	1,300		80.85	105,105	CONDITION ELEM	CD		
\$NLA(RCN)	\$415	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,300	1983	258.83	336,473	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	650		56.07	36,446	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	EPA	N	ATT GARAGE	336		44.35	14,902	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	C	EPA	N	ENCLOSED PORCH	180		80.30	14,454	BATHS	V		
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	258		41.16	10,620	HEAT/ELEC	A		
				HEATING/COOL	11	HTWT/CL AIR	1.05	F21	O		FPL 2S 1OP	1		10,658.60	10,659				
				FUEL SOURCE	2	GAS	1.00	ODS	O		OUTDOOR SHOWER	1		2,535.80	2,536				
																		EFF.YR/AGE	1999 / 24
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	17 % GD 83
																		RCNLD	\$447,700