Key: 6176

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,410

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LITWINOWICH STEPHEN J & RHONDA A **23 WYNN WAY** **BREWSTER, MA 02631**	**23-27-0**	**23 WYNN WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LITWINOWICH STEPHEN J & R	03/27/2019	F	1	31913-167
LITWINOWICH STEHEN J & RH	10/11/2018	QS	500,000	31590-71
VICTORSON WILLIAM S & JUD	04/09/2018	F		31189-134

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	%
646	09/28/2020	7	ALTERATIONS	25,000	12/22/2020	NF	100	100
87	01/30/2019	7	ALTERATIONS	10,000	07/24/2019	NF	100	100
931	11/05/2018	7	ALTERATIONS	7,500	07/24/2019	NF	100	100
	10/11/2018	15	SALE REVIEW	500,000	07/15/2019	JMG	100	100
719	09/19/2017	5	OTHER	3,100	06/14/2018	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,588	12 1.00	12E 1.00	A 1.00	252,080	1.46	A 1.00	R06 1.15			291,550

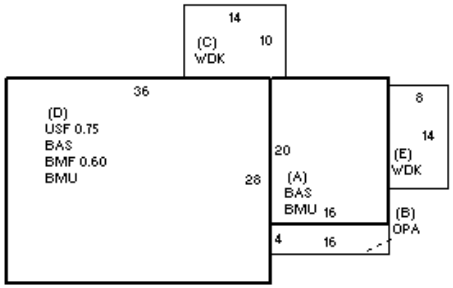
TOTAL	34,588 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	CANOE POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	291,600	275,100
BUILDING	495,000	473,100
DETACHED	0	0
OTHER	0	0
TOTAL	**786,600**	**748,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/22/2020



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	10/19/2017	NF
LIST	10/19/2017	NF
REVIEW	1/26/2021	MR

BLDG COMMENTS

HATCH ATTIC

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,084	DETAIL ADJ	1.000
$NLA(RCN)	$293	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	1	1.00
% BSMT FIN	60	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	1	HARDWOOD	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
+	BMU	N	BSMT UNFINISHED	1,328		55.43	73,605
+	BAS	L	BASE AREA	1,328	1984	251.43	333,899
B	OPA	N	OPEN PORCH	64		51.00	3,264
+	WDK	N	WOOD DECK	252		39.98	10,076
D	BMF	N	BSMT FINISH	605		38.35	23,199
D	USF	L	UPPER STORY FIN	756	1984	187.52	141,769
	BMG	O	BSMT GARAGE	1		4,535.90	4,536
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	611,121

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT/ELEC	G

EFF.YR/AGE	1995 / 28		
COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD			$495,000