

Key: 6319

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.551

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PORTER JOHN W & KAREN 5 WINTERGREEN LANE BREWSTER, MA 02631				13-105-0				5 WINTERGREEN LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PORTER JOHN W & KAREN				02/18/2020	F	1	32696-51				
PORTER JOHN W & CORCORAN				12/30/2016	H	660,000	30205-342				
SOHOEL MARILYN J ESTATE O				01/07/2016	F		6367-137				

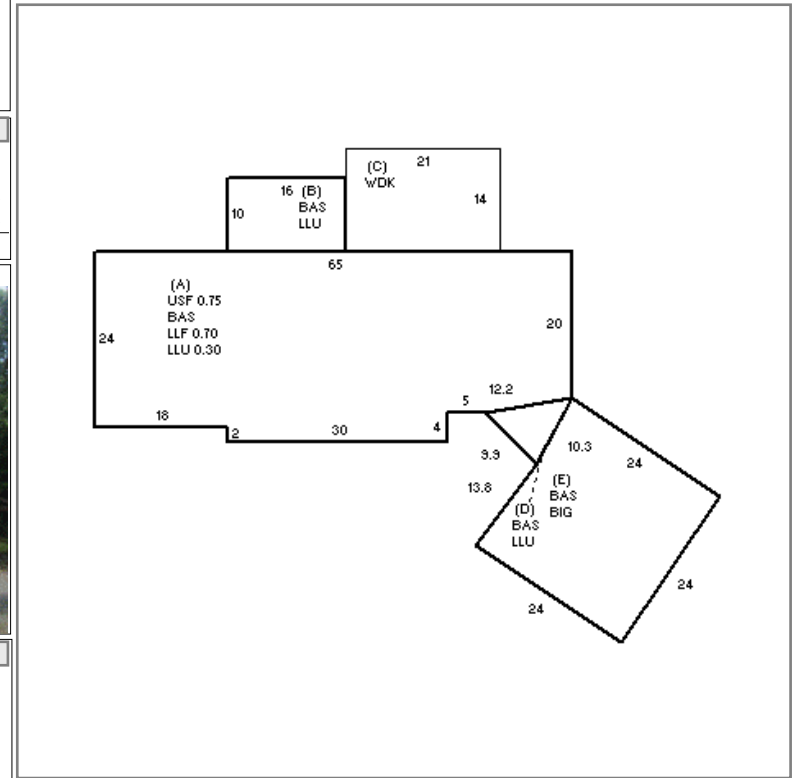
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-682	06/05/2023	77	SOLAR PANELS	56,721	06/05/2024	TCK	100	100
183	03/04/2022	9	HVAC	56,525	03/22/2023	TCK	100	100
872	09/28/2021	7	ALTERATIONS	355,796	03/22/2023	TCK	100	100
154	02/19/2021	7	ALTERATIONS	7,500	05/10/2022	TCK	100	100
		14	CYCLICAL GRO		11/02/2017	NF	100	100

TOTAL	1.377 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE FY 22 Adjust sf per Plan Bk 425 Pg 67				LAND	318,500	300,500
St Ind	WINTERGREEN		LAND	1,139,400	1,087,600			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	1,457,900	1,388,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MEASURE	11/2/2017	NF
LIST	10/23/2017	JMG
REVIEW	6/14/2024	EMZ
ATTIC OVER GARAGE IS PULL DOWN ACCESS ONLY, ONE FULL BATH = 5 FIX, EXTRA FIX IN LAUNDRY & WET BAR		



BUILDING	CD	ADJ	DESC	MEASURE	11/2/2017	NF
MODEL	1		RESIDENTIAL	LIST	10/23/2017	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	6/14/2024	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,631	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UNF	681		107.41	73,146
\$NLA(RCN)	\$267	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	1,102	1986	152.72	168,293
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,348	1986	276.31	648,776
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	1,181	1986	219.63	259,386
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	294		48.82	14,354
				INT FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	565		60.61	34,245
				HEATING/COOL	11	HTWT/CL AIR	1.05	F22	O		FPL 2S 2OP	1		15,533.60	15,534
				FUEL SOURCE	1	OIL	1.00	ODS	O		OUTDOOR SHOWER	1		3,007.80	3,008

TOTAL RCN	1,238,440	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		V
KITCHEN		V
BATHS		V
HEAT/ELEC		V
EFF.YR/AGE 2015 / 8		
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8 % GD	92
RCNLD		\$1,139,400