

Key: 6325

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.557

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
QUENNEVILLE SHANE E & CARRIE A 165 WINTERGREEN LANE BREWSTER, MA 02631		12-33-0		165 WINTERGREEN LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
QUENNEVILLE SHANE E & CAR		10/20/2023	QS	900,000 (234241)	
STOREY ROBERT N & CERTIER		12/21/2020	QS	570,000 (224829)	
HAWKES PHYLLIS V		05/17/1993	L	53,500 (130120)	


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 %
24-468	05/31/2024	7	ALTERATIONS	20,000			0 0
24-461	05/31/2024	3	OUT BUILDING	160,000			0 0
14	01/10/2022	7	ALTERATIONS	25,000	03/22/2023	TCK	100 100
	12/21/2020	15	SALE REVIEW	570,000	03/29/2021	JMG	100 100
		18	OWNER REQUES		01/23/2020	JMG	100 100

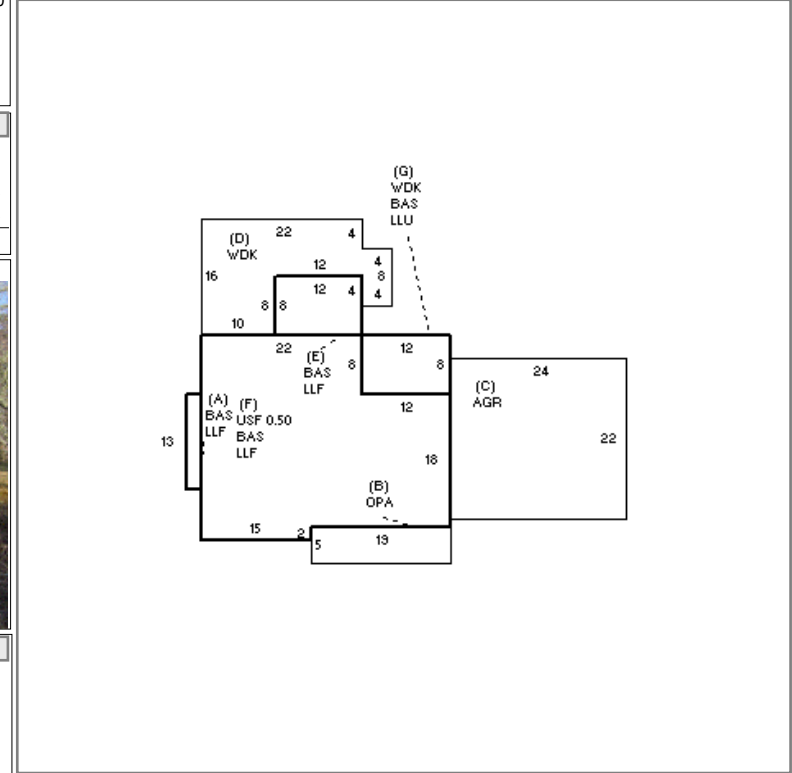
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	12P	1.00	A	1.00	230,160	1.00	A	1.00	R04	1.05		318,510
300	A	0.013	12	1.00	12P	1.00	A	1.00	12,600	1.00	A	1.00	R04	1.05		160

TOTAL	1.390 Acres		ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		N O T E	Corrected Sq Ft per Plan Book 428/42 -- 9/13/05cc			LAND	318,700	300,700
St Ind	WINTERGREEN			LAND	555,500	452,900			
Infl	AVERAGE			DETACHED	0	0			
				OTHER	0	0	TOTAL	874,200	753,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/22/2023
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/23/2020	JMG
MODEL	1		RESIDENTIAL	LIST	1/23/2020	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	4/8/2023	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
LLF= OFFICE, STRG
Extra Fixtures in Basement and in Laundry Room

UNIT

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	610,421
NET AREA	2,385	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOWER LEVEL FIN	940	1995	144.27	135,611		
\$NLA(RCN)	\$256	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,036	1995	296.04	306,699		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	95		56.65	5,382		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	528		43.95	23,205		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	384		44.41	17,055		
				INT FINISH	2	DRYWALL	1.00	F	USF	L	UPPER STORY FIN	409	1995	210.42	86,064		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	G	LLU	N	LOWER LEVEL UNF	96		108.18	10,385		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		11,501.10	11,501		
									ODS	O	OUTDOOR SHOWER	1		2,736.20	2,736		

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

EFF. YR/AGE	2013 / 10	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	9	% GD 91

RCNLD	\$555,500
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