

Key: 6326

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.558

LEGALS AND

CURRENT OWNER		PARCEL ID		LOCATION	
ROY JOSEE & PETO PETER 132 WINTERGREEN LANE BREWSTER, MA 02631		12-34-0		132 WINTERGREEN LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ROY JOSEE & PETO PETER		10/23/2020	F	100 (224163)	
PETO PETER		04/02/2019	H	(218998)	
PETO PETER & JENNIFER D		09/30/2015	QS	480,000 (207522)	

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	%
416	05/05/2016	7	ALTERATIONS	2,519	03/08/2017	NF	100	100
297	06/04/2004	3	OUT BUILDING	1,600			100	100
528	10/15/1996	5	OTHER	4,000	03/01/1997		100	100
233	05/23/1996	1	NEW CONSTRUC	130,000	03/01/1997	BC	100	100
233R	05/23/1996	1	NEW CONSTRUC	130,000	03/01/1997	BC	100	100

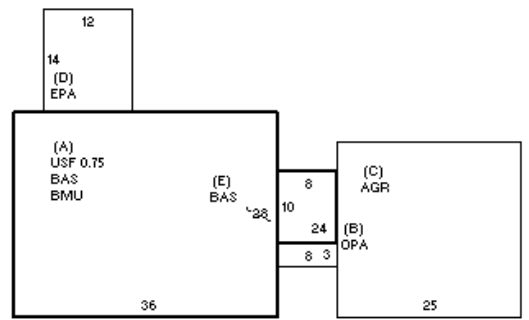
LEGALS AND

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	0.003	12	1.00	12P	1.00	A	1.00	12,600	1.00	A	1.00	R04	1.05			40

TOTAL	1.380 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	318,600	300,500
St Ind	WINTERGREEN		BUILDING	505,100	483,000			
Infl	AVERAGE		DETACHED	5,300	5,300			
			OTHER	0	0			
						TOTAL	829,000	788,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	01 1.00	8X12	2004	96	22.01	2,100
HTB	A	1.00	20 0.80			1	4,058.10	3,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/23/2008	REO
MODEL	1		RESIDENTIAL	LIST	1/23/2008	REO
STYLE	4	1.02	CAPE [100%]	REVIEW	3/10/2020	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
39 SOLAR PANELS

BUILDING

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	623,584
NET AREA	1,844	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		66.46	66,989		
\$NLA(RCN)	\$338	OVERALL	1.070	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	756	1996	216.39	163,590		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	24		58.85	1,412		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	600		44.64	26,785		
				FLOOR COVER	1	HARDWOOD	1.00	D	EPA	N	ENCLOSED PORCH	168		90.01	15,122		
				INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	1,088	1996	307.54	334,602		
				HEATING/COOL	11	HTWT/CL AIR	1.05		ODS	O	OUTDOOR SHOWER	1		2,842.50	2,843		
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1996 / 27
																COND	19 19 %
																FUNC	0
																ECON	0
																DEPR	19 % GD 81
																RCNLD	\$505,100