

Key: 6327

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.559

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
KROCK BARBARA J TRUSTEE BARBARA KRICK REVOCABLE TRUST 108 WINTERGREEN LANE BREWSTER, MA 02631		12-35-0		108 WINTERGREEN LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KROCK BARBARA J TRUSTEE		09/21/2022	F	1 (231123)	
KROCK BARBARA J		08/15/2016	QS	590,000 (210399)	
FISH EUGENE J & SALLY J		02/04/2005	P	300,000 (175835)	

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 %
1084	11/21/2016	7	ALTERATIONS	4,000	03/08/2017	NF	100 100
186	05/13/2009	3	OUT BUILDING	3,000	04/05/2010	JH	100 100
33	01/24/2005	1	NEW CONSTRUC	225,000	04/17/2006	JB	100 100

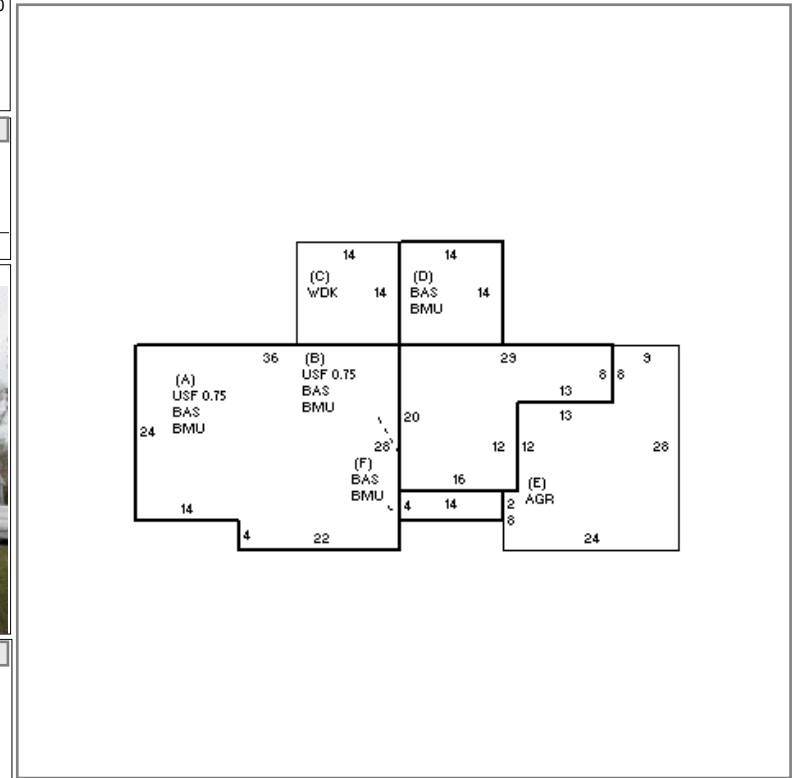
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	12P	1.00	A	1.00	230,160	1.00	A	1.00	R04	1.05		318,510
300	A	0.002	12	1.00	12P	1.00	A	1.00	12,600	1.00	A	1.00	R04	1.05		30

TOTAL	1.379 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	318,500	300,500	BUILDING	750,100	708,500
St Ind	WINTERGREEN		DETACHED	3,300	3,300	OTHER	0	0
Infl	AVERAGE		TOTAL	1,071,900	1,012,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	8X12	2009	96	26.41	2,300
PTD	G	1.20	50 0.50	14X14		196	10.26	1,000



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	1/25/2008	REO
MODEL	1		RESIDENTIAL	LIST	2/7/2008	REO
STYLE	4	1.02	CAPE [100%]	REVIEW	4/12/2017	TD
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2005	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,660	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,628		63.81	103,880
\$NLA(RCN)	\$328	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,572	2005	295.18	464,030
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,032	2005	219.97	227,011
STORIES		1.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	196		48.90	9,584
ROOMS		7	1.00	FLOOR COVER	1	HARDWOOD	1.00	E	AGR	N	ATT GARAGE	528		48.39	25,548
BEDROOMS		3	1.00	INT FINISH	2	DRYWALL	1.00	F	BAS	L	BASE AREA	56	2016	295.19	16,531
BATHROOMS		2	1.00	HEATING/COOL	9	WARM/CL AIR	1.03		MST	O	MAS/METAL STACK	1		6,270.70	6,271
FIXTURES		10	\$16,380	FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		3,012.50	3,013
GARAGE SPACES		2	1.00												
% BSMT FIN		0	1.00												
# 1/2 BATHS		1	1.00												
# OF UNITS		1	1.00												

TOTAL RCN	872,246
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2005 / 18
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$750,100