

Key: 6334

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.567

LEGAL

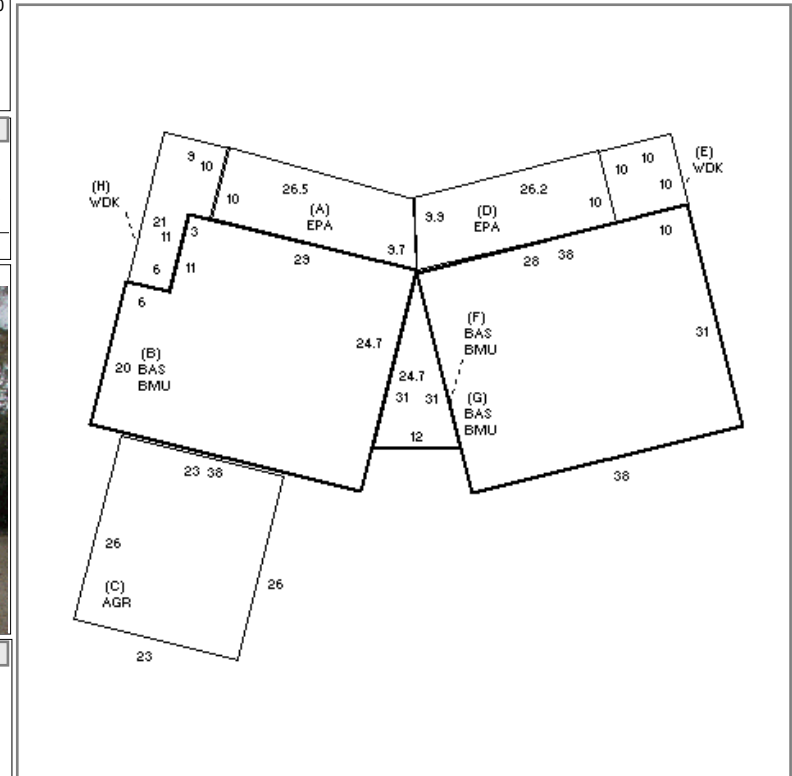
CURRENT OWNER		PARCEL ID		LOCATION	
STOIA RENATA TRUSTEE STOIA REAL ESTATE TRUST 125 WINTERGREEN LANE BREWSTER, MA 02631		12-28-0		125 WINTERGREEN LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
STOIA RENATA TRUSTEE		08/30/1999	F		1 (154530)
STOIA LOUIS & RENATA		10/09/1990	XX		(121654)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1090	100	MULTIPLE HSES			1	1 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		11/07/2017	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	60,000	12	1.00	12P	1.00	A	1.00	374,832	1.00	10	0.90 PF4 1.90	518,720
300	A	1,113	12	1.00	12P	1.00	A	1.00	22,800	1.00	A	1.00 PF4 1.90	25,380

TOTAL	2.490 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	T=ACCESS			LAND	544,100	513,300
St Ind	WINTERGREEN		LAND BUILDING	733,300	692,900			
Infl	AVERAGE		DETACHED	4,400	4,300			
						OTHER	121,500	114,700
						TOTAL	1,403,300	1,325,200



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 12		96	22.01	1,100
BHF	A	1.00	50 0.50 14 X 21		294	22.50	3,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/7/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/7/2017	NF
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	12/13/2017	TD
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	883,534		
NET AREA	2,434	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	EPA	N	ENCLOSED PORCH	535		71.00	37,986	CONDITION ELEM	CD		
\$NLA(RCN)	\$363	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	2,434		53.98	131,389	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,434	1987	260.90	635,020	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	598		44.60	26,673	KITCHEN	A		
				FLOOR COVER	3	WW CARPET	1.00	+	WDK	N	WOOD DECK	256		46.10	11,801	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1		8,981.10	8,981	HEAT/ELEC	G			
				HEATING/COOL	9	WARM/CL AIR	1.03	MST	O	MAS/METAL STACK	1		5,911.80	5,912					
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1		2,840.00	2,840					
																		EFF.YR/AGE	1999 / 24
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	17 % GD 83
																		RCNLD	\$733,300

