

Key: 6505

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.733

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
TEFFT RICHARD A & ANN M TRUSTEES RICHARD & ANN TEFFT TRUST 161 WINTERGREEN LANE BREWSTER, MA 02631		12-32-0		161 WINTERGREEN LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TEFFT RICHARD A & ANN M T		12/06/2019	F	100 (221293)	
TEFFT RICHARD A & ANN M		01/28/1994	S	51,000 (132788)	

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 %
371		14	CYCLICAL GRO		11/07/2017	NF	100 100
057	05/06/2014	5	OTHER		06/15/2015	MW	100 100
569	02/22/1995	5	OTHER	7,000	05/20/1996	JB	100 100
172	09/26/1994	5	OTHER	650	05/20/1996	JB	100 100
	04/04/1994	1	NEW CONSTRUC	135,000	05/20/1996	JB	100 100

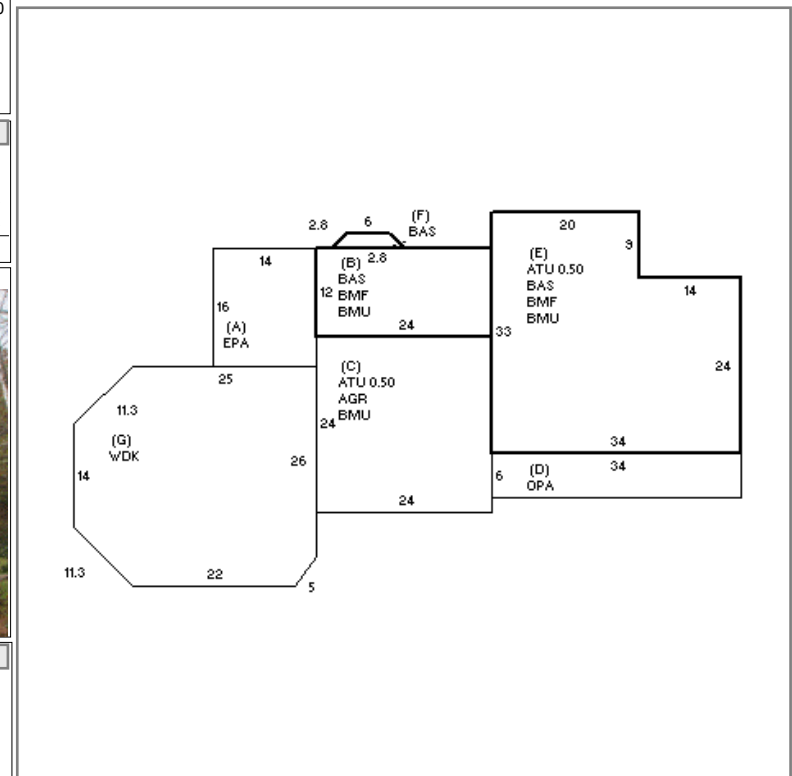
LAND

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	1,243	12	1.00	12P	1.00	A	1.00	12,600	1.00	A	1.00	R04	1.05		15,660

TOTAL	2.620 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	334,200	315,300			
St Ind	WINTERGREEN		BUILDING	560,500	536,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	894,700	851,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/7/2017	NF
MODEL	1		RESIDENTIAL	LIST	1/23/2008	REO
STYLE	1	1.00	RANCH [100%]	REVIEW	12/13/2017	TD
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	700.657	
NET AREA	1,300	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	EPA	N	ENCLOSED PORCH	224		83.68	18,745	CONDITION ELEM	CD	
\$NLA(RCN)	\$539	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	1,860		57.58	107,103	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	BMF	N	BSMT FINISH	1,284		37.87	48,624	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	288	1994	284.71	81,996	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	576		43.81	25,233	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	C	ATU	N	ATTIC UNF	288		61.68	17,763	HEAT/ELEC	A	
				HEATING/COOL	11	HTWT/CL AIR	1.05	D	OPA	N	OPEN PORCH	204		57.75	11,781			
				FUEL SOURCE	1	OIL	1.00	E	ATU	N	ATTIC UNF	498		61.68	30,715			
									+	BAS	L	BASE AREA	1,012	1994	284.71	288,124		
									G	WDK	N	WOOD DECK	920		45.28	41,654		
										KIT	O	XTRA KITCHEN	1		2,506.40	2,506		
										MST	O	MAS/METAL STACK	2		5,805.60	11,611		
										ODS	O	OUTDOOR SHOWER	1		2,789.30	2,789		
														EFF.YR/AGE	1994 / 29			
														COND	20	20 %		
														FUNC	0			
														ECON	0			
														DEPR	20	% GD	80	
														RCNLD			\$560,500	