

Key: 6507

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.735

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
BEERS ROGER L & MARY E 131 WINTERGREEN LANE BREWSTER, MA 02631		12-29-0		131 WINTERGREEN LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BEERS ROGER L & MARY E		01/29/1990	QS	145,000	(119690)

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 %
662	08/26/2022	77	SOLAR PANELS	26,013	03/22/2023	TCK	100 100
777	09/03/2019	7	ALTERATIONS	3,000	07/10/2020	MR	100 100
537	09/22/1997	14	CYCLICAL GRO		11/07/2017	NF	100 100
402	09/09/1993	3	OUT BUILDING	935			100 100
		5	OTHER	3,400			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	354,008	1.00	15	0.85 PF4 1.90	489,910
300	A	0.936	12	1.00	12P	1.00	A	1.00	22,800	1.00	A	1.00 PF4 1.90	21,340
350	A	0.457	12	1.00	12P	1.00	A	1.00	2,100	1.00	A	1.00 TWP 1.00	960

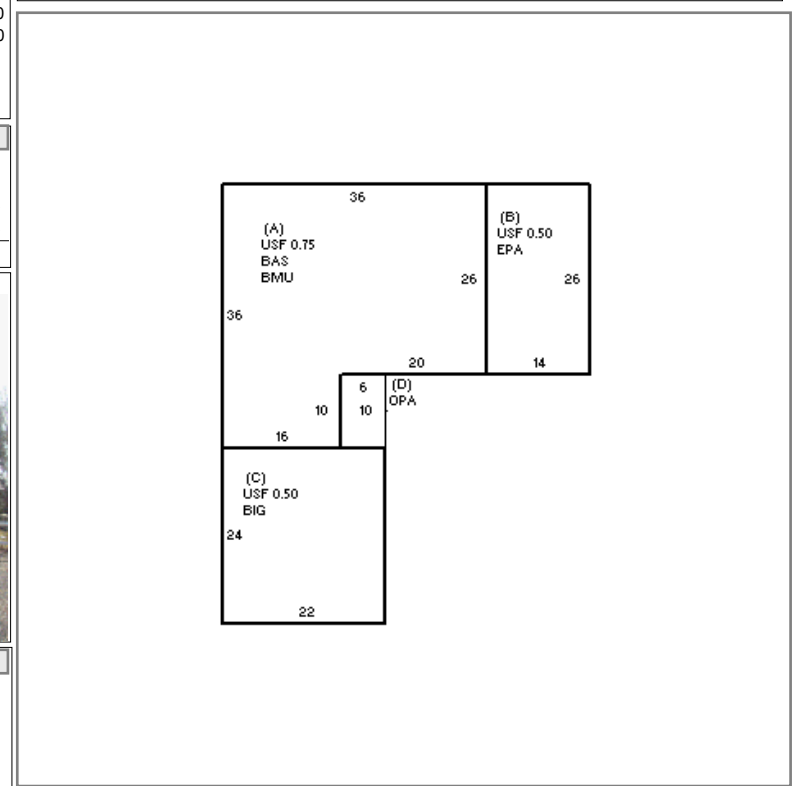
TOTAL	2.770 Acres		ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		N O T E	T= ROW's to Stoia & Lou			LAND	512,200	483,200
St Ind	WINTERGREEN			BUILDING	651,700	615,300			
Infl	AVERAGE			DETACHED	2,300	2,300			
				OTHER	0	0			
				<b>TOTAL</b>	<b>1,166,200</b>	<b>1,100,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	20 0.80 8X14		112	25.67	2,300



BUILDING	CD	ADJ	DESC	MEASURE	11/7/2017	NF
MODEL	1		RESIDENTIAL	LIST	1/24/2008	CB
STYLE	4	1.02	CAPE [100%]	REVIEW	4/8/2023	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
22 SOLAR PANELS



YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	2,364	DETAIL ADJ	1.000
\$NLA(RCN)	\$345	OVERALL	1.070

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,096		72.50	79,458
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,096	1993	335.50	367,704
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,268	1993	216.79	274,890
ROOF COVER	1	ASPH/CMP SH	1.00	B	EPA	N	ENCLOSED PORCH	364		87.86	31,981
FLOOR COVER	2	SOFTWOOD	1.00	C	BIG	N	BUILT-IN GARAGE	528		63.91	33,742
INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	60		64.20	3,852
HEATING/COOL	11	HTWT/CL AIR	1.05	F21	O		FPL 2S 1OP	1		13,033.90	13,034
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	814.676	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	

EFF.YR/AGE	1993 / 30	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$651,700	