Key: 6518

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,746

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WINSLOW LAWRENCE E 3 FEATHERBED LANE BREWSTER, MA 02631	11-40-0	3 FEATHERBED LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WINSLOW LAWRENCE E	06/01/1992	QS	72,000	(126749)

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	%
366	07/07/2005	7	ALTERATIONS	6,000			100	100
332	08/05/1993	2	ADD	3,700	04/01/1994		100	100

LAND

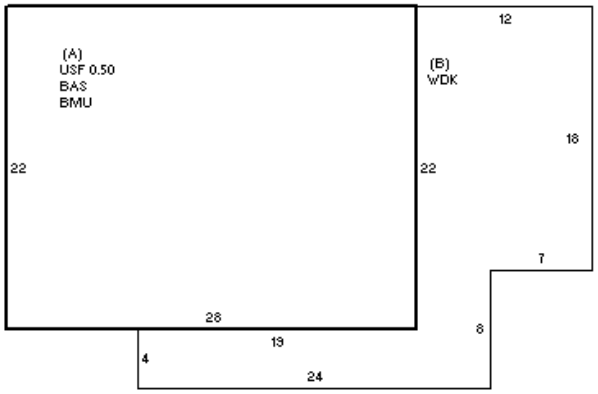
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	12 1.00	A 1.00	A 1.00	219,200	3.42	A 1.00	R03 1.00			206,310

TOTAL	11,979 SF	ZONING	RR	FRNT	0

Nbhd	NBHD 12
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	206,300	194,600
BUILDING	189,900	179,300
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	397,300	375,000



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X8		64	22.01	1,100

PHOTO 11/16/2017

BLDG COMMENTS

SCUTTLE ATTIC

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/16/2017	NF
LIST	11/16/2017	EST
REVIEW	12/14/2017	TD

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	924	DETAIL ADJ	1.000
$NLA(RCN)	$331	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,095
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	5	VINYL	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	616		65.42	40,298
A	BAS	L	BASE AREA	616	1950	305.41	188,135
A	USF	L	UPPER STORY FIN	308	1950	195.01	60,063
B	WDK	N	WOOD DECK	332		41.16	13,665

TOTAL RCN	306,256

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1957 / 66		
COND	38	38 %	
FUNC	0		
ECON	0		
DEPR	38	% GD	62
RCNLD			$189,900