Key: 6715

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,941

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HARRIS ROBERT D & ANN W 20 WINSOME COURT BREWSTER, MA 02631	43-44-0	20 WINSOME COURT

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HARRIS ROBERT D & ANN W	03/15/2007	QS	858,450	(182584)
FRAIN WILLIAM T JR &	02/24/1997	QS	80,000	(143635)
MARY J & SAMUEL E BIONDI	08/02/1994	A	100	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

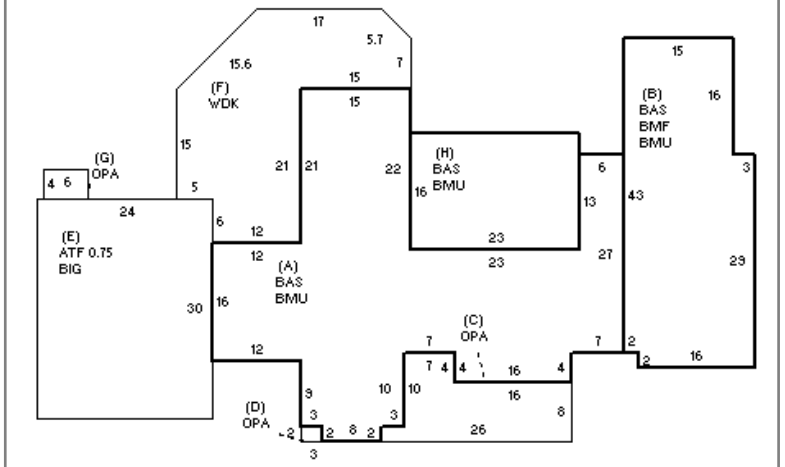
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1039	11/25/2019	7	ALTERATIONS	20,000	07/08/2020	MR	100	100
618	07/20/2018	7	ALTERATIONS	15,000	07/15/2019	NF	100	100
594	08/05/2015	7	ALTERATIONS	1,400	05/04/2016	WFF	100	100
696	11/19/1999	7	ALTERATIONS	1,000	06/01/2000	LB	100	100
86	02/24/1999	5	OTHER	4,500	07/16/1999	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	40,075	12 1.00	12B 1.00	A 1.00	230,160	1.31	A 1.00	R05 1.05			277,920

TOTAL	40,075 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	DEERFIELD SUB				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	277,900	262,200
BUILDING	1,026,300	980,800
DETACHED	0	0
OTHER	0	0
TOTAL	**1,304,200**	**1,243,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/08/2020

BLDG COMMENTS

GENERATOR

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPOR [100%]
QUALITY	G+	1.45	GOOD + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	9/27/2017	NF
LIST	9/27/2017	NF
REVIEW	7/20/2020	MR

YEAR BLT	1998	SIZE ADJ	0.990
NET AREA	2,562	DETAIL ADJ	1.000
$NLA(RCN)	$477	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	$20,735
GARAGE SPACES	2	1.00
% BSMT FIN	33	1.00
# 1/2 BATHS	2	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,562		65.89	168,816
+	BAS	L	BASE AREA	2,194	1998	318.47	698,714
B	BMF	N	BSMT FINISH	758		53.97	40,906
+	OPA	N	OPEN PORCH	248		71.78	17,800
E	BIG	N	BUILT-IN GARAGE	720		68.27	49,154
E	ATF	N	ATTIC FINISH	540		110.53	59,688
F	WDK	N	WOOD DECK	611		56.27	34,382
H	BAS	L	BASE AREA	368	1998	318.47	117,196
	F11	O	FPL 1S 1OP	1		10,962.90	10,963
	ODS	O	OUTDOOR SHOWER	1		3,466.70	3,467

TOTAL RCN	1,221,821

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

EFF.YR/AGE	2001 / 22	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$1,026,300