

Key: 6716

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.942

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GNCI PATRICIA C TRUSTEE PAUL J GNCI IRR INSURANCE TR 1275 TURNPIKE STREET APT 1102 NORTH ANDOVER, MA 01845				43-43-0				40 WINSOME COURT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GNCI PATRICIA C TRUSTEE				05/03/2013	F		1 (200221)				
GNCI PAUL J				05/03/2013	F		1 (200220)				
GNCI PATRICIA C TRUSTEE				12/31/2004	F		1 (175541)				

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	%
514	06/18/2018	7	ALTERATIONS	3,457	07/15/2019	NF	100	100
89	03/09/2005	2	ADD	120,000	04/17/2006	JB	100	100
243	04/27/2000	7	ALTERATIONS	9,000			100	100

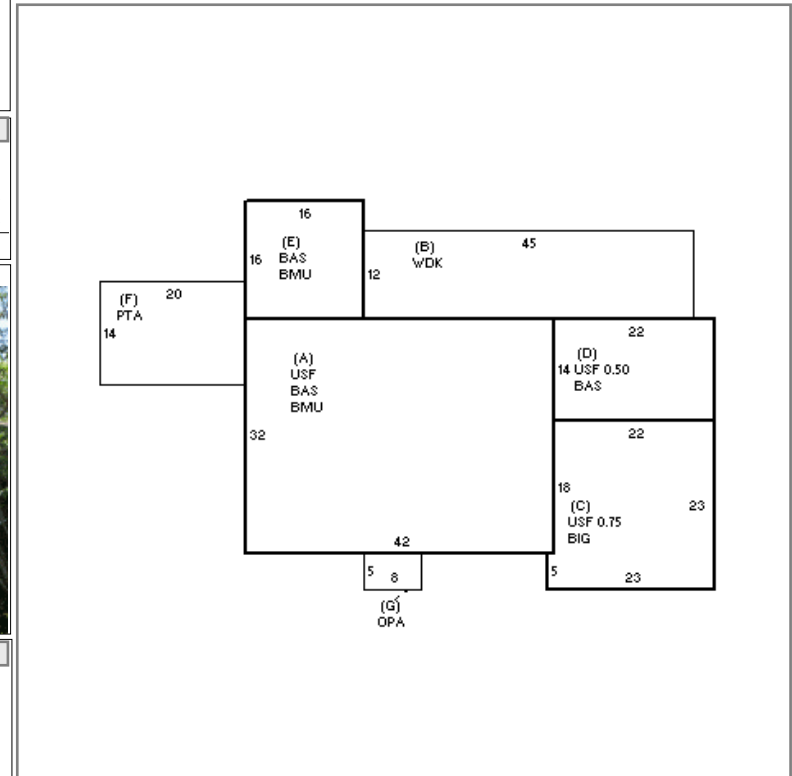
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	40,946	12	1.00	12B	1.00	A	1.00	230,160	1.29	A	1.00	R05	1.05				280,040

TOTAL	40,946 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	280,000	264,200
St Ind	DEERFIELD SUB		BUILDING	960,300	906,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,240,300	1,171,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/27/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/19/2007	REO
STYLE	5	1.05	COLONIAL [100%]	REVIEW	7/23/2019	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
GENERATOR

G

YEAR BLT	1987	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,129,724
NET AREA	3,789	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,600		67.39	107,816		
\$NLA(RCN)	\$298	OVERALL	1.100	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,344	1987	196.97	264,723		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	540		50.19	27,104		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	BIG	N	BUILT-IN GARAGE	511		63.72	32,563		
				FLOOR COVER	3	W/W CARPET	1.00	+	USF	L	UPPER STORY FIN	537	2005	196.97	105,771		
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,652	1987	290.37	479,690		
				HEATING/COOL	11	HTWT/CL AIR	1.05	E	BAS	L	BASE AREA	256	2005	290.37	74,335		
				FUEL SOURCE	1	OIL	1.00	F	PTA	N	PATIO	280		18.32	5,131		
								G	OPA	N	OPEN PORCH	40		64.02	2,561		
									F11	O	FPL 1S IOP	1		9,778.40	9,778		
									ODS	O	OUTDOOR SHOWER	1		3,092.20	3,092		

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

EFF.YR/AGE	2003 / 20
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85

RCNLD	\$960,300
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