

Key: 6717

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.943

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
BIHLER CATHERINE G 33 WINSOME COURT BREWSTER, MA 02631		43-42-0		33 WINSOME COURT	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BIHLER CATHERINE G		01/18/2019	DC	(177794)	
BIHLER CHARLES H & CATHER		08/31/2005	QS	725,000	(177794)
GILRAIN ALICE R		10/29/2003	A	1	(171035)

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	%
349	08/25/1992	2	ADD	19,000	01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	48,787	12	1.00	12B	1.00	A	1.00	230,160	1.15	A	1.00	R05	1.05			296,990

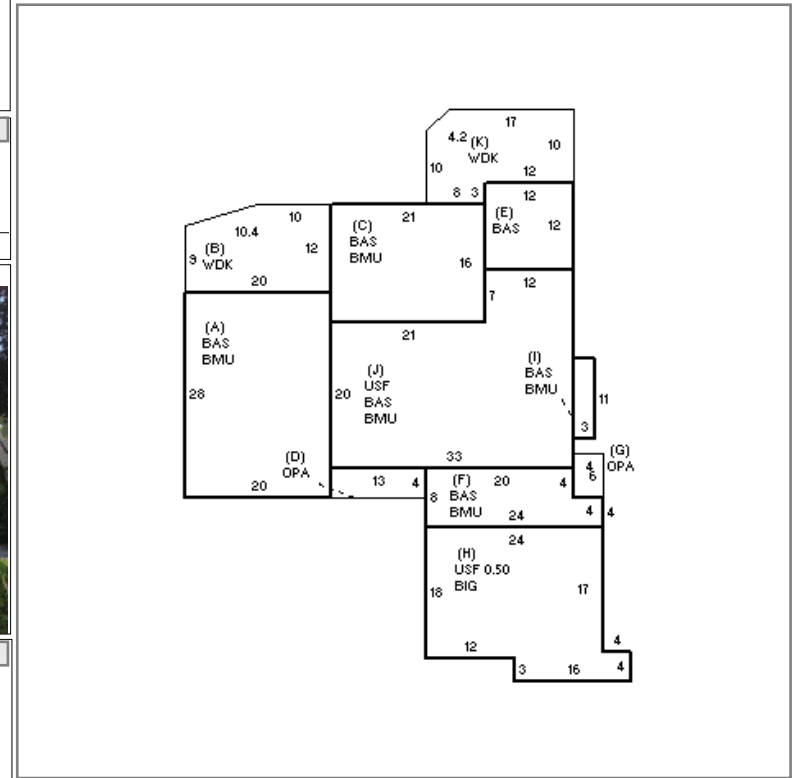
TOTAL	1.120 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	297,000	280,200
St Ind	DEERFIELD SUB		BUILDING	840,800	804,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,137,800</b>	<b>1,084,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
PULL DOWN STAIRS TO ATTIC



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/27/2017	NF
MODEL	1		RESIDENTIAL	LIST	9/27/2017	NF
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	11/9/2017	TD
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

LOADING

YEAR BLT	1988	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,038,049
NET AREA	2,979	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,849		64.16	118,638		
\$NLA(RCN)	\$348	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	WDK	N	WOOD DECK	445		50.45	22,450		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	76		64.35	4,891		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,993	1988	291.87	581,689		
				FLOOR COVER	1	HARDWOOD	1.00	H	BIG	N	BUILT-IN GARAGE	484		65.48	31,691		
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	986	1988	234.20	230,919		
				HEATING/COOL	11	HTWT/CL AIR	1.05	F12	O		FPL 1S 2OP	2		12,191.10	24,382		
				FUEL SOURCE	1	OIL	1.00	ODS	O		OUTDOOR SHOWER	1		3,108.10	3,108		
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1995 / 28
																COND	19 19 %
																FUNC	0
																ECON	0
																DEPR	19 % GD 81
																RCNLD	\$840,800