

Key: 6718

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.944

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LAND

CURRENT OWNER		PARCEL ID		LOCATION	
FOLEY JOHN J & JANET C TRUSTEES 15 WINSOME COURT BREWSTER, MA 02631		44-31-0		15 WINSOME COURT	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FOLEY JOHN J & JANET C TR		08/03/2016	F	1 (210311)	
FOLEY JOHN J & JANET		01/15/2014	QS	685,000 (202490)	
ANDERSON JAMES S & VIRGIN		12/18/1990	QS	47,500 (122222)	

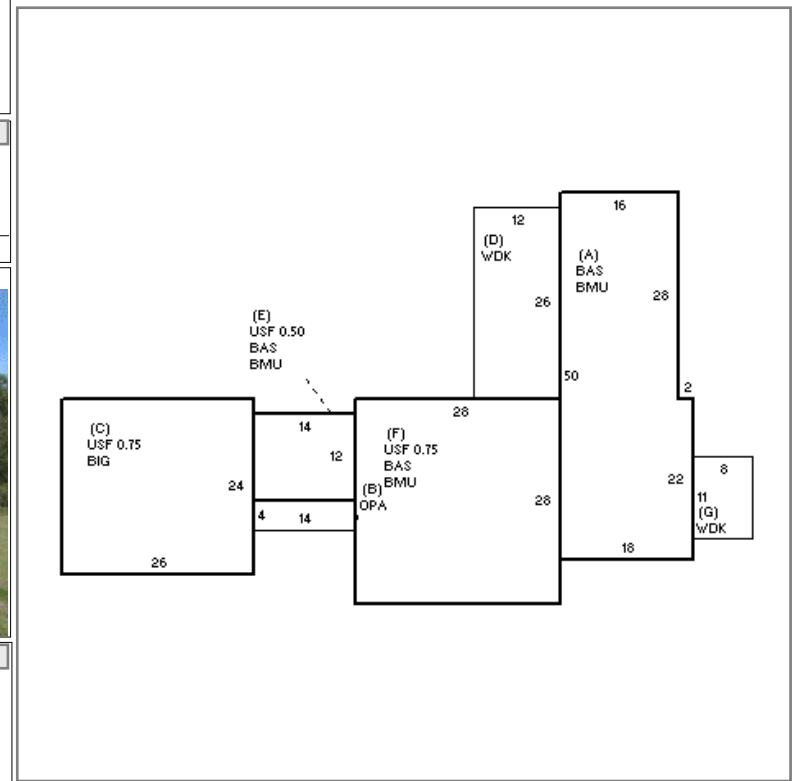
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
519	06/08/2021	3	OUT BUILDING	5,000	05/09/2022	TCK	100 100
759	10/29/2020	7	ALTERATIONS	14,440	12/30/2020	NF	100 100
5	01/02/2019	7	ALTERATIONS	6,500	07/15/2019	NF	100 100
1033	12/06/2018	7	ALTERATIONS	9,717	07/15/2019	NF	100 100
		14	CYCLICAL GRO		09/27/2017	NF	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	42,253	12	1.00	12B	1.00	A	1.00	230,160	1.27	A	1.00	R05	1.05			282,710

TOTAL	42,253 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	282,700	266,700
St Ind	DEERFIELD SUB		BUILDING	742,800	710,100			
Infl	AVERAGE		DETACHED	20,300	20,000			
			OTHER	0	0			
						TOTAL	1,045,800	996,800

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X12	1999	96	22.01	1,700
IPV	A	1.00	20 0.80 16X36	2002	576	34.72	16,000
SHF	A	1.00	01 1.00 10X12	2021	120	21.39	2,600



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BUILDING	CD	ADJ	DESC	MEASURE	9/27/2017	NF
MODEL	1		RESIDENTIAL	LIST	1/5/2008	REO
STYLE	4	1.02	CAPE [100%]	REVIEW	5/25/2022	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1991	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	928,536
NET AREA	2,936	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,796		59.61	107,051		
\$NLA(RCN)	\$316	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,796	1991	275.74	495,229		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	56		58.26	3,263		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	BIG	N	BUILT-IN GARAGE	624		55.42	34,579		
				FLOOR COVER	1	HARDWOOD	1.00	C	USF	L	UPPER STORY FIN	468	2008	205.48	96,165		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	400		45.68	18,271		
				HEATING/COOL	11	HTWT/CL AIR	1.05	+	USF	L	UPPER STORY FIN	672	1991	205.48	138,083		
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		11,828.20	11,828		
									GEN	O	GENERATOR	1		0.00			
									ODS	O	OUTDOOR SHOWER	1		2,814.00	2,814		
									WPL	O	WHIRLPOOL	1		9,011.90	9,012		
																EFF.YR/AGE	1994 / 29
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$742,800