

Key: 6941

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.167

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BOETTCHER STEVEN R & DIANE L TRUSTEES 175 SURREY LANE R T 38 GRAYSON ROAD WINCHESTER, MA 01890				43-11-0				175 SURREY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOETTCHER STEVEN R & DIAN				06/09/2003	F	1	17053-316				
BOETTCHER STEVEN R & DIAN				08/26/1997	A	100	10918-298				
BOETTCHER STEVEN R & DIAN				02/20/1991	QS	145,000	7444-060				

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	%
NP 239	06/11/1993	12	CYCLICAL NON ADD	3,000	04/30/2007	JH RD	100	100

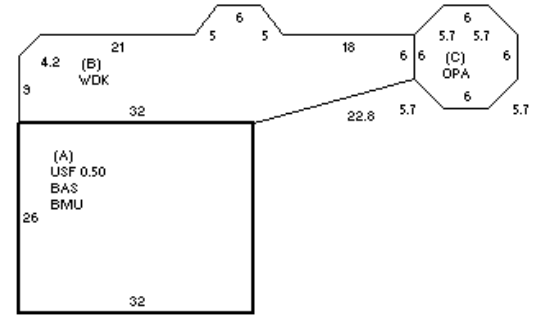
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	41,000	14	1.00	A	1.00	A	1.00	350,720	1.29	A	1.00	UPV 1.60		426,900

TOTAL	41,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	426,900	402,800
St Ind	AVERAGE		BUILDING	237,000	223,800			
Infl	AVERAGE		DETACHED	1,300	1,300			
			OTHER	0	0			
						TOTAL	665,200	627,900

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10X12		120	21.39	1,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/29/2017	REF
MODEL	1		RESIDENTIAL	LIST	8/29/2017	REF
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	11/7/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

path to water

UNIT

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,248	DETAIL ADJ	1.000
\$NLA(RCN)	\$250	OVERALL	0.780
CAPACITY		UNITS	ADJ
STORIES	1	1.5	1.00
ROOMS	4		1.00
BEDROOMS	2		1.00
BATHROOMS	1		1.00
FIXTURES	3		\$3,042
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		46.02	38,289
EXT COVER	10	VERT BOARD	0.98	A	BAS	L	BASE AREA	832	1977	215.34	179,165
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	416	1977	144.86	60,264
ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	614		30.58	18,774
FLOOR COVER	3	W/W CARPET	1.00	C	OPA	N	OPEN PORCH	164		39.00	6,396
INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		5,956.90	5,957
HEATING/COOL	13	NONE	0.90								
FUEL SOURCE	8	NONE	0.95								

TOTAL RCN	311,886
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$237,000