

Key: 7046

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.274

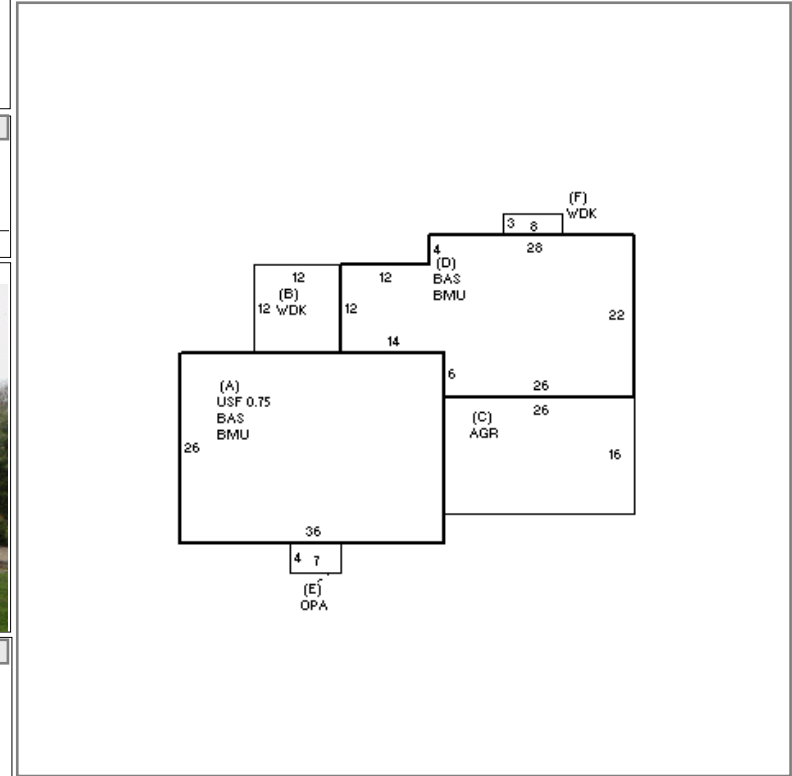
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CURRENT OWNER				PARCEL ID				LOCATION				
LEO JAMES & CATHY 14 COX ROAD WINCHESTER, MA 01890				51-16-0				170 BROOK TRAIL ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LEO JAMES & CATHY				08/21/2018	QS	575,000	31478-22					
ANN ELIZABETH DELONG TRST				11/19/2012	F	1	26869-163					
DELONG ANN R				03/16/2004	P	282,725	18323-021					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,100	14	1.00	A	1.00	A	1.00	R03	1.15		251,710

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	%
354	06/12/2020	7	ALTERATIONS	12,180	12/21/2020	NF	100	100
	08/21/2018	15	SALE REVIEW	575,000	05/06/2019	JMG	100	100
		12	CYCLICAL GRO		08/15/2017	NF	100	100
		12	CYCLICAL NON		04/24/2007	JH	100	100
NP 107	03/16/2004	2	ADD	9,000	05/05/2005	JB	100	100

TOTAL	18,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	251,700	258,100
St Ind	AVERAGE		BUILDING	564,100	539,100			
Infl	AVERAGE		DETACHED	700	700			
			OTHER	0	0			
						TOTAL	816,500	797,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50 8X8		64	22.01	700	12/21/2020



BUILDING	CD	ADJ	DESC	MEASURE	8/15/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/15/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/25/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
3 Bedroom Septic
Extra Fixture - Wet Bar

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YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	687,884
NET AREA	2,386	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,684		52.69	88,726		
\$NLA(RCN)	\$288	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	936	1984	243.74	228,140		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	1984	189.36	132,933		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	168		40.38	6,784		
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	416		41.73	17,360		
				INT FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	748	2003	243.74	182,317		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	E	OPA	N	OPEN PORCH	28		51.50	1,442		
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		7,866.10	7,866		
									F21	O	FPL 2S 1OP	1		10,455.50	10,456		
									ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488		
																EFF.YR/AGE	1997 / 26
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$564,100