

Key: 7668

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.895

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------------|--------------|----------------|--|--|--|
| WYNN BRUCE W & FRANCES M C/O WYNN BRUCE W TRUSTEE PO BOX 1086 BREWSTER, MA 02631 | | | | 97-134-0 | | | | 169 MAGNET WAY | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| WYNN BRUCE W TRUSTEE | | | | 09/05/2024 | F | 1 (236975) | | | | | |
| WYNN BRUCE W & FRANCES M | | | | 05/29/1998 | QS | 51,000 (148726) | | | | | |
| FISH MICHAEL J & KARINNE | | | | 11/15/1985 | XX | 42,000 (N/A-N/A) | | | | | |

| 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 | % |
| 728 | 09/26/2022 | 77 | SOLAR PANELS | 11,242 | 03/07/2023 | TCK | 100 | 100 |
| | | 14 | CYCLICAL GRO | | 10/15/2020 | TCK | 100 | 100 |
| | | 12 | CYCLICAL NON | | 05/10/2013 | SF | 100 | 100 |
| 519 | 09/05/2003 | 1 | NEW CONSTRUCT | 213,000 | 06/09/2004 | WH | 100 | 100 |

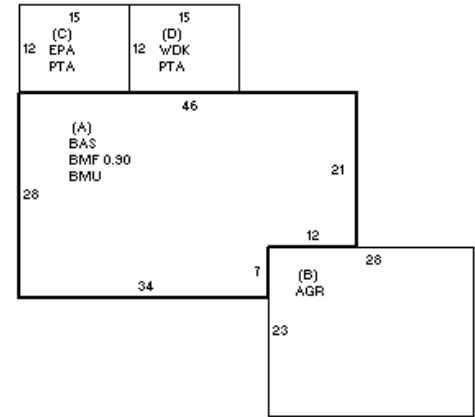
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 41,139 | 13 | 1.00 | A | 1.00 | A | 1.00 | 219,200 | 1.29 | A | 1.00 | R02 | 1.00 | | | 267,050 |

| TOTAL | 41,121 SF | ZONING | RL | FRNT | 0 | ASSESSED | | CURRENT | 267,100 | PREVIOUS | 252,000 | |
|--------|-----------|--------|------------------------------|----------|---|----------|------|---------|----------|----------|---------|---|
| Nbhd | NBHD 13 | NOTE | House #169 per FD 3/5/05 sej | | | | LAND | | BUILDING | 485,500 | OTHER | 0 |
| St Ind | AVERAGE | OTHER | | DETACHED | 0 | OTHER | 0 | TOTAL | 752,600 | PREVIOUS | 716,000 | |
| Infl | AVERAGE | OTHER | | OTHER | 0 | OTHER | 0 | TOTAL | 752,600 | PREVIOUS | 716,000 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS
 BMF=FAM RM, 2 BDRM, BATH
 INFO @ DOOR 10/15/20
 14 SOLAR PANELS



| BUILDING | CD | ADJ | DESC | MEASURE | 10/15/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/15/2020 | EST |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 3/30/2023 | EMZ |
| QUALITY | A+ | 1.20 | AVG + [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 2004 <th>SIZE ADJ</th> <td>1.000 <th>ELEMENT</th> <th>CD</th> <th>DESCRIPTION</th> <th>ADJ</th> <th>S</th> <th>BAT</th> <th>T</th> <th>DESCRIPTION</th> <th>UNITS</th> <th>YB</th> <th>ADJ PRICE</th> <th>RCN</th> </td> | SIZE ADJ | 1.000 <th>ELEMENT</th> <th>CD</th> <th>DESCRIPTION</th> <th>ADJ</th> <th>S</th> <th>BAT</th> <th>T</th> <th>DESCRIPTION</th> <th>UNITS</th> <th>YB</th> <th>ADJ PRICE</th> <th>RCN</th> | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | |
|---------------|--|------------|---|--------------|------------|-------------|-------|------|------|-----|-----------------|-----------|-------|-----------|--------|---------|
| NET AREA | 1,204 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,204 | | 67.16 | 80,864 | |
| \$NLA(RCN) | \$474 | OVERALL | 1.030 | EXT COVER | 4 | VINYL | 1.00 | A | BMF | N | BSMT FINISH | 1,084 | | 42.11 | 45,647 | |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 1,204 | 2004 | 304.67 | 366,828 |
| STORIES | 1 | 1.00 | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | B | AGR | N | ATT GARAGE | 644 | | 45.81 | 29,505 | |
| ROOMS | 6 | 1.00 | | FLOOR COVER | 3 | W/W CARPET | 1.00 | C | PTA | N | PATIO | 180 | | 18.67 | 3,361 | |
| BEDROOMS | 3 | 1.00 | | INT FINISH | 2 | DRYWALL | 1.00 | C | EPA | N | ENCLOSED PORCH | 180 | | 94.53 | 17,015 | |
| BATHROOMS | 2 | 1.00 | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | D | PTA | N | PATIO | 180 | | 18.67 | 3,361 | |
| FIXTURES | 8 | \$12,854 | | FUEL SOURCE | 2 | GAS | 1.00 | D | W/DK | N | WOOD DECK | 180 | | 48.45 | 8,721 | |
| GARAGE SPACES | 0 | 1.00 | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | 2,984.90 | 2,985 | |
| % BSMT FIN | 0 | 1.00 | | | | | | | | | | | | | | |
| # 1/2 BATHS | 1 | 1.00 | | | | | | | | | | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | | | | | | | | | | |

| TOTAL RCN | 571,140 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE | 2004 / 19 |
| COND | 15 15 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 15 % GD 85 |
| RCNLD | \$485,500 |