

Key: 864

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 895

LEGAL LAND

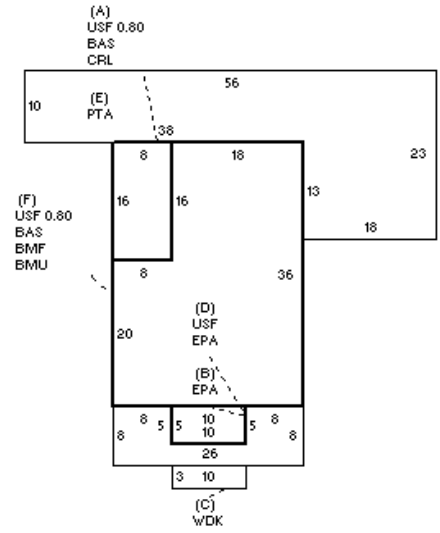
CURRENT OWNER				PARCEL ID				LOCATION					
JAKOBSEN JAMES & LESLEY 12 KATIE WAY HOLLISTON, MA 01746				90-51-0				196 WINSLOW LANDING ROAD					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
JAKOBSEN JAMES & LESLEY				09/28/2020	QS	1,025,000	33301-26						
BELKNAP KATHLEEN M				12/09/2005	QS	525,000	20557-265						
DOYLE LESLIE & WILLIAM SH				01/09/1989	QS	169,900	6588-138						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,460 6	1.00	A	1.00	A	1.00	964,480	5.98	A	1.00	BG- 4.40	856,040

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	%
307	04/11/2022	7	ALTERATIONS	70,000	02/24/2023	TCK	100	100
314	09/28/2020	16	MLS REVIEW	1,025,000	03/11/2021	JMG	100	100
347	06/20/2011	2	ADD	300,000	03/02/2012	MR	100	100
87	07/19/2010	1	NEW CONSTRUC	250,000	03/02/2012	MR	100	100
	03/15/2010	6	DEMO	8,000	12/16/2010	JH	100	100

DETACHED

TOTAL	6,460 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	856,000	807,600
St Ind	AVERAGE		LAND	641,700	613,100			
Infl	AVERAGE		DETACHED	5,100	5,100			
			OTHER	0	0			
						TOTAL	1,502,800	1,425,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	12X8	2011	96 22.01	1,900
HTB	A	1.00	20 0.80		2011	1 4,058.10	3,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/4/2023	NF
MODEL	1		RESIDENTIAL	LIST	12/16/2010	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/28/2023	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF= GYM, PLAY RM, BATH (PER PLANS 2/24/2023)

YEAR BLT	2010	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	729,176														
NET AREA	1,735	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	128		42.64	5,457																
\$NLA(RCN)	\$420	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	936	2010	373.77	349,852																
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	799	2010	258.12	206,241																
				ROOF COVER	1	ASPH/CMP SH	1.00	+	EPA	N	ENCLOSED PORCH	208		101.72	21,158																
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	30		55.04	1,651																
				INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	794		16.74	13,293																
				HEATING/COOL	9	WARM/CL AIR	1.03	F	BMU	N	BSMT UNFINISHED	808		82.84	66,932																
				FUEL SOURCE	2	GAS	1.00	F	BMF	N	BSMT FINISH	808		49.98	40,386																
													GFP	O	GAS FIREPLACE	1	4,388.90	4,389													
													ODS	O	OUTDOOR SHOWER	1	3,390.70	3,391													
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