

Key: 865

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 896

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ELLARB LLC C/O WINSLOW LANDING LLC 20 CLIFFORD STREET WELLESLEY, MA 02482				90-52-0				188 WINSLOW LANDING ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WINSLOW LANDING LLC				03/28/2024	QS	1,424,000	36284-124				
BROSS DOUGLAS & NICOLE				03/28/2024	B	10	36283-334				
ELLARB LLC				03/30/2018	O	595,000	31174-49				

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	%
19		14	CYCLICAL GRO		12/04/2020	NF	100	100
665	01/04/2019	2	ADD	75,000	07/14/2020	NF	100	100
409	08/02/2018	7	ALTERATIONS	6,329	06/27/2019	NF	100	100
	05/15/2018	7	ALTERATIONS	39,000	06/27/2019	NF	100	100
	03/30/2018	15	SALE REVIEW	595,000	03/08/2019	JMG	100	100

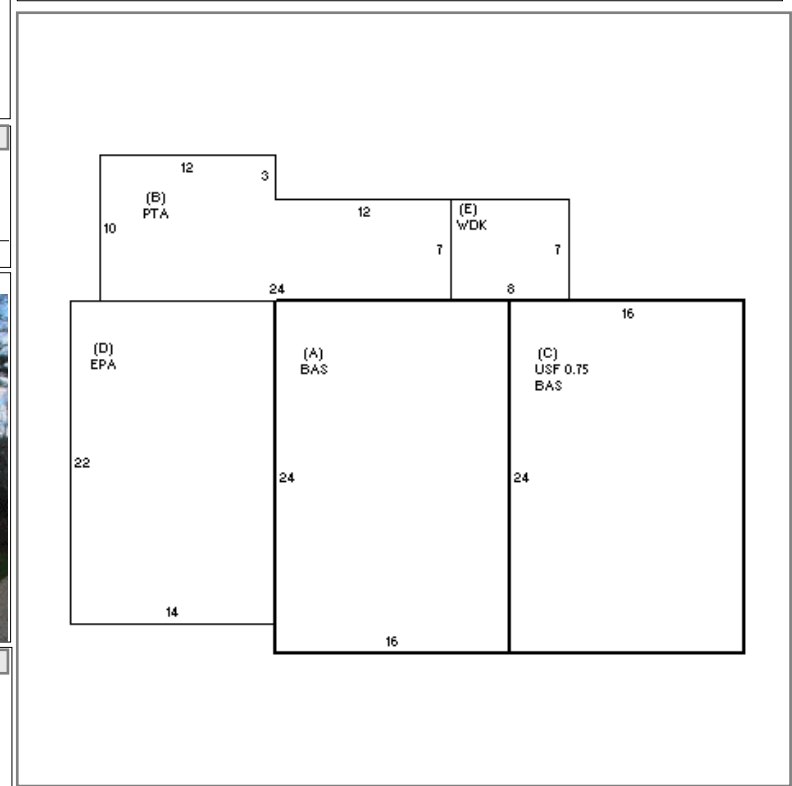
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,460 6	1.00	A	1.00	A	1.00	964,480	5.98	A	1.00	BG- 4.40	856,040

TOTAL	6,460 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE	LAND	856,000	807,600	BUILDING	257,800	246,000
St Ind	AVERAGE		DETACHED	2,100	2,100	OTHER	0	0
Infl	AVERAGE		TOTAL	1,115,900	1,055,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 01 1.00	12X8		96	22.01	2,100



BLDG COMMENTS	INT EST FROM PLANS (6/27/19)
---------------	------------------------------



BUILDING	CD	ADJ	DESC	MEASURE	12/4/2020	NF
MODEL	1		RESIDENTIAL	LIST	12/4/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/12/2021	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,056	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	768	1978	256.55	197,028
\$NLA(RCN)	\$271	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	B	PTA	N	PATIO	204		12.62	2,575
				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UPPER STORY FIN	288	1978	163.81	47,177
				ROOF COVER	1	ASPH/CMP SH	1.00	D	EPA	N	ENCLOSED PORCH	308		60.35	18,588
				FLOOR COVER	2	SOFTWOOD	1.00	E	WDK	N	WOOD DECK	56		34.57	1,936
				INT FINISH	2	DRYWALL	1.00		BMU	N	BSMT UNFINISHED	230		58.96	13,561
				HEATING/COOL	14	ELECT BB+AC	1.01		ODS	O	OUTDOOR SHOWER	1		2,130.00	2,130
				FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	286,435
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	V
EFF.YR/AGE	2012 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$257,800