

Key: 883

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 911

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CURRENT OWNER				PARCEL ID				LOCATION			
ROCKERS JOSEPH P & KIMBERLY 40 STANFORD DRIVE WESTWOOD, MA 02090				90-34-0				171 WINSLOW LANDING ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROCKERS JOSEPH P & KIMBER				02/14/2019	QS	1,125,000	31835-86				
POTTER DONNA M				09/08/2004	F		19013-344				
DOHERTY DONNA M				07/17/1996	N	140,000	10304-219				

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	%
647	02/14/2019	16	MLS REVIEW	1,125,000	02/04/2020	JMG	100	100
295	07/18/2016	7	ALTERATIONS	4,900	02/15/2017	NF	100	100
448	06/09/2011	2	ADD	150,000	03/06/2012	MR	100	100
NP	10/27/2009	1	NEW CONSTRUC	50,000	12/16/2010	JH	100	100
		12	CYCLICAL NON		10/17/2007	REO	100	100

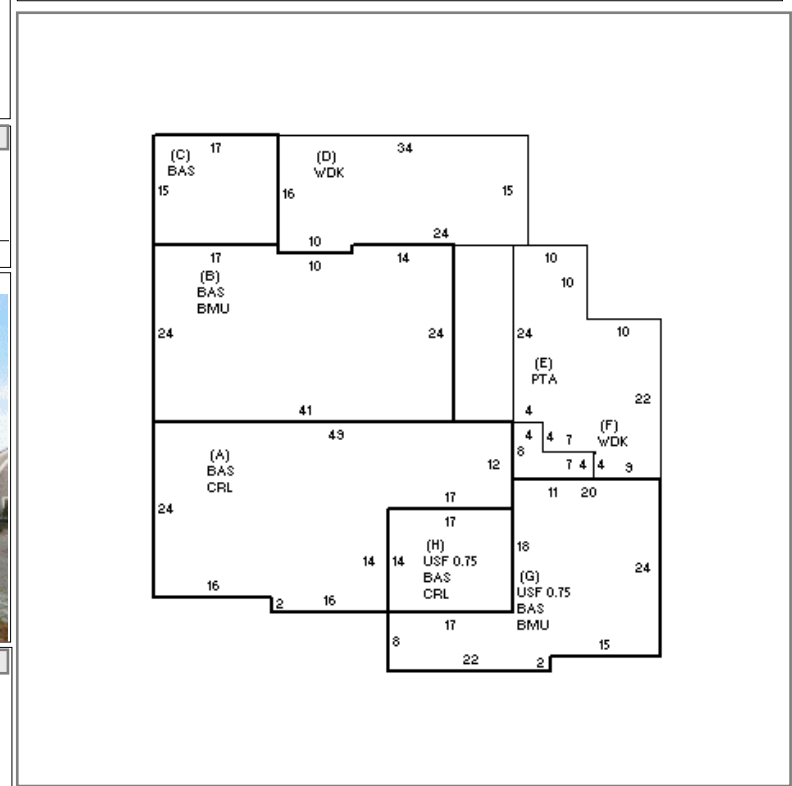
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	15,600	6	1.00	A	1.00	A	1.00	964,480	2.72	A	1.00	BG-	4.40		939,820

TOTAL	15,600 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE Combined with 7-86 for FY 11.	LAND	939,800	886,700			
St Ind	AVERAGE		BUILDING	1,014,800	958,600			
Infl	AVERAGE		DETACHED	5,500	5,500			
			OTHER	0	0			
TOTAL				1,960,100	1,850,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	10X16	160	20.77	2,300
HTB	A	1.00	20 0.80		1	4,058.10	3,200



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	12/4/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/17/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	1/12/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,193,842
NET AREA	3,745	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	BSMT CRAWL	1,004		31.35	31,472	CONDITION ELEM	CD
\$NLA(RCN)	\$319	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,242	1960	271.15	336,763	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,600		64.32	102,915	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	974	2001	271.15	264,095	KITCHEN	G
				FLOOR COVER	2	SOFTWOOD	1.00	C	BAS	L	BASE AREA	255	2009	271.15	69,142	BATHS	G
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	580		47.91	27,788	HEAT/ELEC	A
				HEATING/COOL	9	WARM/CL AIR	1.03	E	PTA	N	PATIO	480		15.55	7,463		
				FUEL SOURCE	2	GAS	1.00	G	BAS	L	BASE AREA	626	2011	271.14	169,737		
								+	USF	L	UPPER STORY FIN	648	2011	224.70	145,606		
								H	CRL	N	BSMT CRAWL	238		37.11	8,833		
									GFP	O	GAS FIREPLACE	1		3,820.60	3,821		
																EFF.YR/AGE	2003 / 20
																COND	15 15 %
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$1,014,800

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