Key: 13359

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9,281

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TENEROWICZ STANLEY F JR HEIRS OF **1 OLD ORCHARD ROAD** **WILBRAHAM, MA 01095**	**38-98-0**	**35 PINE BAY LANE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TENEROWICZ STANLEY F JR H	12/21/2022	DC		16162-204
TENEROWICZ STANLEY F JR &	12/30/2002	F		16162-204
O'DAY ROGER V	12/30/2002	F		16162-197

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

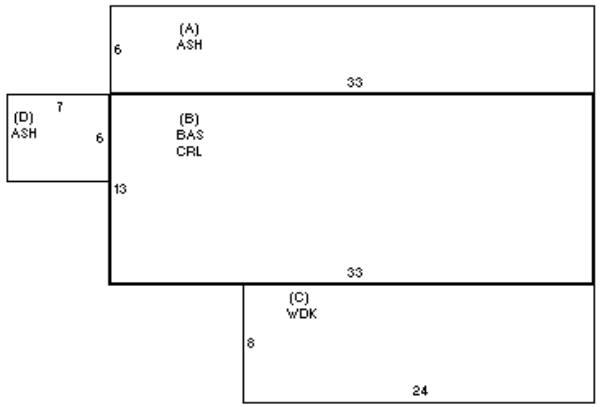
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		12	CYCLICAL NON		07/11/2007	JH	100	100
365	06/02/2006	7	ALTERATIONS	1,200	07/11/2007	JH	100	100
348	06/01/2006	7	ALTERATIONS	4,000	07/11/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd		St Ind		Infl		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	20,035	1	1.00	A	1.00	A	1.00	767,200	2.21	A	1.00	BAV	3.50			779,900

TOTAL	20,035 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 1	NOTE	SUBDIV OF LOTS 12, 13, & 14 FOR F/Y 2004 -- LOT C ON PLAN BOOK 576/61		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	779,900	735,800
BUILDING	85,500	82,000
DETACHED	0	0
OTHER	0	0
TOTAL	**865,400**	**817,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/15/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	A-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/15/2018	NF
LIST	10/20/2007	JH
REVIEW	12/20/2019	MR

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	429	DETAIL ADJ	1.000
$NLA(RCN)	$307	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,159
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	5	VINYL	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ASH	N	ATT SHED	198		21.38	4,234
B	CRL	N	BSMT CRAWL	429		24.59	10,551
B	BAS	L	BASE AREA	429	1964	243.59	104,501
C	WDK	N	WOOD DECK	192		31.75	6,096
D	ASH	N	ATT SHED	42		23.63	992
	ODS	O	OUTDOOR SHOWER	1		1,956.20	1,956

TOTAL RCN	131,489

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1964 / 59		
COND	35	35 %	
FUNC	0		
ECON	0		
DEPR	35	% GD	65
RCNLD			$85,500