

Key: 2257

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.414

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LUZI ROBERT P & AUTY LINDA J 70 PINE HILL DRIVE BREWSTER, MA 02631				26-44-0				70 PINE HILL DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LUZI ROBERT P & ALFIERI PHYLLIS M				10/19/2010	QS	324,900	24922-86				
				11/08/2004	H		19222-058				
MORAN MICHAEL E & PHYLLIS				10/02/1992	XX	100,000	8233-256				

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		03/14/2008	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	43,332	12	1.00	A	1.00	A	1.00	219,200	1.25	A	1.00	R03	1.00				271,740

TOTAL	43,332 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	271,700	256,400			
St Ind	AVERAGE		BUILDING	336,300	317,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>608,000</b>	<b>574,000</b>			

DETACHED

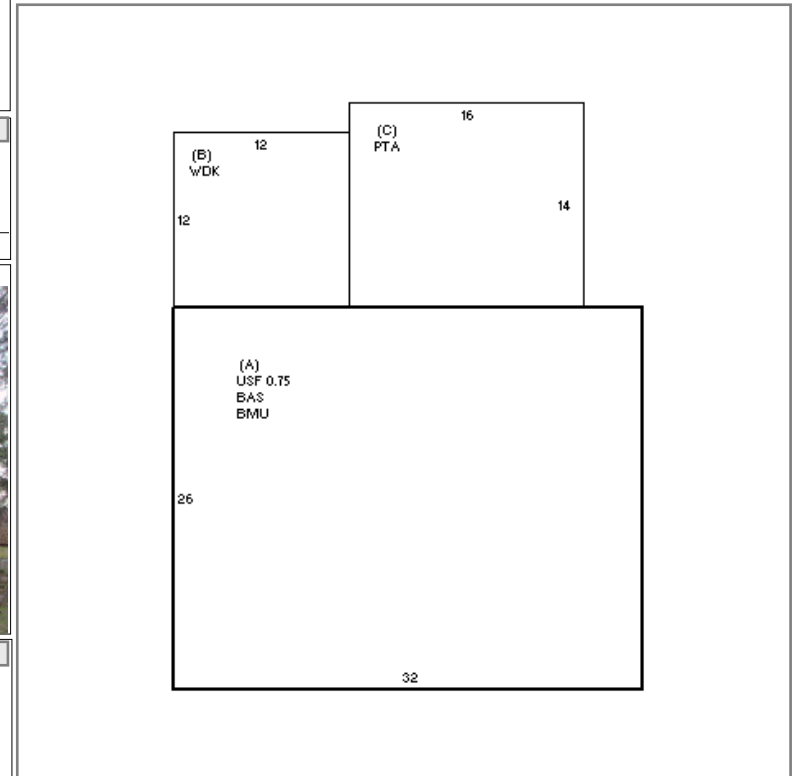
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
HATCH TO ATTIC

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/13/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/1/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/18/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1989	SIZE ADJ	1.000
NET AREA	1,456	DETAIL ADJ	1.000
\$NLA(RCN)	\$296	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$7,956
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	4	FLR & 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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	832		60.18	50,070
A	BAS	L	BASE AREA	832	1989	281.60	234,293
A	USF	L	UPPER STORY FIN	624	1989	187.52	117,015
B	WDK	N	WOOD DECK	144		39.99	5,758
C	PTA	N	PATIO	224		14.59	3,269
	F21	O	FPL 2S 10P	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	431,179
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$336,300