

Key: 2465

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.622

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
ASHWELL PATRICIA & ARIEL MARGARET M & FLOYD STACEY A 102 PINE RIDGE ROAD BREWSTER, MA 02631				5-32-0				102 PINE RIDGE ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ASHWELL PATRICIA & DECKARD BRETT LEE				04/11/2014	QS	520,000	(203072)					
GUTHRIE ANTHONY &				05/20/2008	A	150,000	(186005)					
				10/16/1998	QS	275,000	(150494)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,475	12	1.00	A	1.00	A	1.00	R06	1.15		300,740

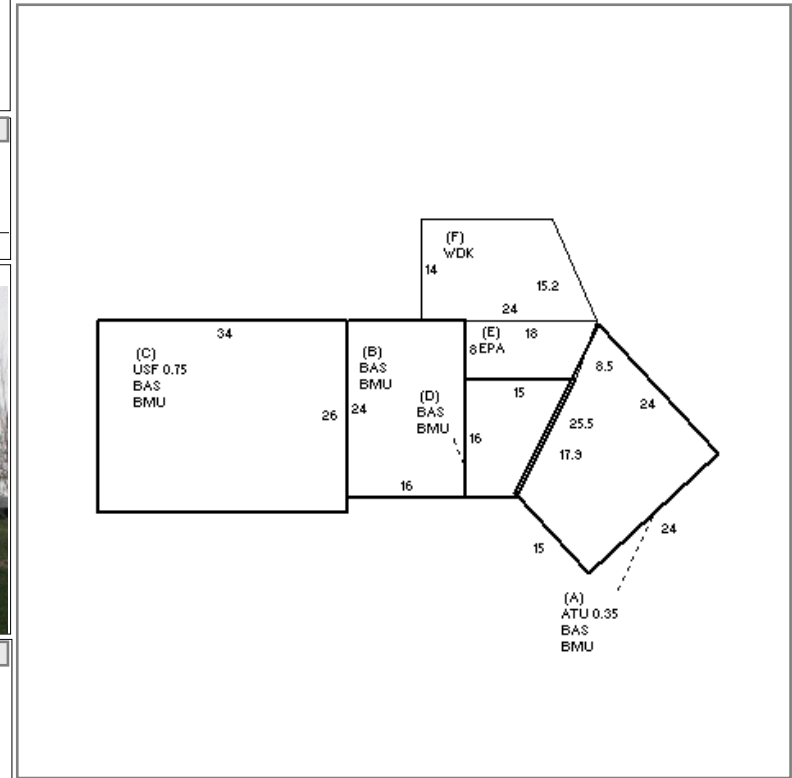
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
837	11/10/2020	7	ALTERATIONS	8,027	12/16/2020	NF	100	100
733	10/23/2020	7	ALTERATIONS	6,103	12/16/2020	NF	100	100
358	05/05/2017	7	ALTERATIONS	12,000	05/24/2018	NF	100	100
295	07/20/2009	7	ALTERATIONS	8,600	04/05/2010	JH	100	100
NP		12	CYCLICAL NON		02/25/2008	JH	100	100

TOTAL	38,463 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	300,700	283,700
St Ind	AVERAGE		BUILDING	606,600	572,800			
Infl	AVERAGE		DETACHED	2,700	2,700			
			OTHER	0	0			
						TOTAL	910,000	859,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	30 0.70 12X18		216	8.10	1,200
SHF	A	1.00	30 0.70 8X12		96	22.01	1,500



BLDG COMMENTS
GENERATOR



BUILDING	CD	ADJ	DESC	MEASURE	2/8/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/8/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/25/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	866,593	
NET AREA	2,575	DETAIL ADJ	0.950	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,912		63.37	121,171	CONDITION ELEM	CD	
\$NLA(RCN)	\$337	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,912	1973	273.86	523,620	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	164		64.49	10,576	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	C	USF	L	UPPER STORY FIN	663	1973	222.02	147,197	KITCHEN	A	
				FLOOR COVER	3	WW CARPET	1.00	E	EPA	N	ENCLOSED PORCH	132		97.22	12,832	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	294		47.34	13,918	HEAT/ELEC	A	
				HEATING/COOL	11	HTWT/CL AIR	1.05		BMG	O	BSMT GARAGE	2		3,735.95	7,472			
				FUEL SOURCE	1	OIL	1.00		F11	O	FPL 1S 1OP	1		9,707.80	9,708			
																	EFF.YR/AGE	1973 / 50
																	COND	30 30 %
																	FUNC	0
																	ECON	0
																	DEPR	30 % GD 70
																	RCNLD	\$606,600