Key: 2470

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,627

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HENNESSY PAUL & PIAZZA JANET 60 PINE RIDGE ROAD BREWSTER, MA 02631	5-34-0	60 PINE RIDGE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HENNESSY PAUL & PIAZZA JA	04/29/2022	QS	820,000	(229814)
TRAPASSO MICHAEL R	10/08/2021	H		(227838)
TRAPASSO ROLAND ESTATE OF	01/06/2021	DC		(94173)

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

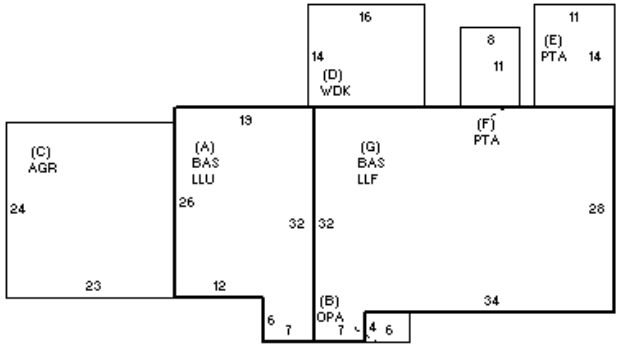
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-836	07/21/2023	7	ALTERATIONS	1,500	07/01/2024	TCK	100	100
23-165	03/14/2023	7	ALTERATIONS	6,830	07/01/2024	TCK	100	100
843	11/09/2022	7	ALTERATIONS	4,100	03/23/2023		100	100
	04/29/2022	16	MLS REVIEW	820,000	05/15/2023	JMG	100	100
699	07/30/2021	7	ALTERATIONS	1,000	05/06/2022	TCK	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,300	12 1.00	A 1.00	A 1.00	252,080	1.53	A 1.00	R06 1.15			285,990

TOTAL	32,300 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	286,000	269,800
BUILDING	563,500	538,900
DETACHED	0	0
OTHER	0	0
TOTAL	**849,500**	**808,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/01/2024

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/8/2018	NF
LIST	2/8/2018	NF
REVIEW	7/25/2024	EMZ

BLDG COMMENTS

PULL DOWN STAIRS TO ATTIC
BMF=BTH,FAMRM,BD,KIT

YEAR BLT	1992	SIZE ADJ	0.990
NET AREA	2,888	DETAIL ADJ	1.000
$NLA(RCN)	$247	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	10	$14,300
GARAGE SPACES	2	1.00
% BSMT FIN	65	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	536		97.27	52,137
+	BAS	L	BASE AREA	1,712	1992	257.70	441,184
B	OPA	N	OPEN PORCH	24		54.45	1,307
C	AGR	N	ATT GARAGE	552		41.30	22,799
D	WDK	N	WOOD DECK	224		42.69	9,563
E	PTA	N	PATIO	154		16.45	2,533
F	PTA	N	PATIO	88		19.91	1,752
G	LLF	L	LOWER LEVEL FIN	1,176	1992	133.53	157,029
	F11	O	FPL 1S 1OP	1		8,316.70	8,317
	GEN	O	GENERATOR	1		0.00	
	KIT	O	XTRA KITCHEN	1		2,363.10	2,363

TOTAL RCN	713,284
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1992 / 31
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	$563,500