

Key: 2479

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.636

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION					
SEMIENKO GEORGE P TRUSTEE & SEMIENKO VALDIMIR TRUSTEE 93 PINE RIDGE ROAD BREWSTER, MA 02631										5-41-0				93 PINE RIDGE ROAD					
										TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
										SEMIENKO GEORGE P TRUSTEE				09/20/2010	DC	1 (192479)			
										SEMIENKO PETER & KSENIA				10/23/2003	A	1 (170970)			
SEMIENKO PETER & KSENIA				06/18/1993	QS	167,000 (130444)													
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	28,034	12	1.00	A	1.00	A	1.00	252,080	1.70	A	1.00	R06	1.15		275,830			

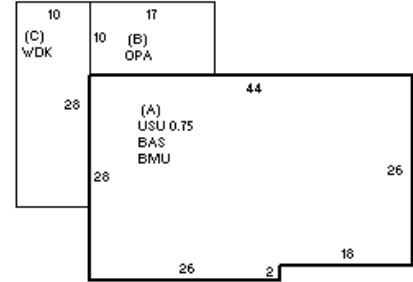
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
391		14	CYCLICAL GRO		02/08/2018	NF	100	100
267	05/08/2013	7	ALTERATIONS	8,000	08/13/2014	RJM	100	100
204	05/09/1994	3	OUT BUILDING	20,000	01/01/1995	RD	100	100
	07/11/1991	5	OTHER	1,500	02/01/1992		100	100

LAND

TOTAL	28,034 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	275,800	260,200
St Ind	AVERAGE		BUILDING	422,900	399,400			
Infl	AVERAGE		DETACHED	14,700	14,500			
			OTHER	0	0			
TOTAL						713,400	674,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	A	1.00	30 0.70	26 X 30	1994	780	26.84	14,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/8/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/15/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/20/2019	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
HATCH TO ATTIC

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YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	542,156		
NET AREA	1,196	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,196		66.46	79,483	CONDITION ELEM	CD		
\$NLA(RCN)	\$453	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,196	1985	298.83	357,406	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USU	N	UPPER STORY UNF	897		65.08	58,373	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	170		58.85	10,005	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	280		46.14	12,919	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		11,947.70	11,948	HEAT/ELEC	A		
				HEATING/COOL	11	HTWT/CL AIR	1.05		ODS	O	OUTDOOR SHOWER	1		2,842.50	2,843				
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1989 / 34
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$422,900