

Key: 3308

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.506

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
COPPOLA JACQUELINE ANNE WEIDE COPPOLA EDWARD GERALD TRSTEES 56 PINWOOD DRIVE BREWSTER, MA 02631		100-15-0	56 PINWOOD DRIVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
COPPOLA JACQUELINE ANNE W		07/08/2008	F	1 (186423)		
COPPOLA EDWARD & JACQUELI		10/07/1996	QS	137,000 (142259)		
BURTON WINIFRED G TRUSTE		08/02/1990	A	1 (121142)		

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 %
493	08/02/2007	7	ALTERATIONS	6,800	09/17/2008	JH	100 100
868	12/11/2006	2	ADD	12,000	02/02/2009	JH	100 100
545	10/17/1996	3	OUT BUILDING	1,661	03/17/1997	BC	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,410	13	1.00	13M 1.00 A 1.00	219,200	1.68	A	1.00	R02	1.00	240,610

TOTAL	28,410 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	240,600	227,000			
St Ind	LUND FARM		BUILDING	409,600	392,000			
Infl	AVERAGE		DETACHED	1,700	1,700			
			OTHER	0	0			
			TOTAL	651,900	620,700			

DETACHED

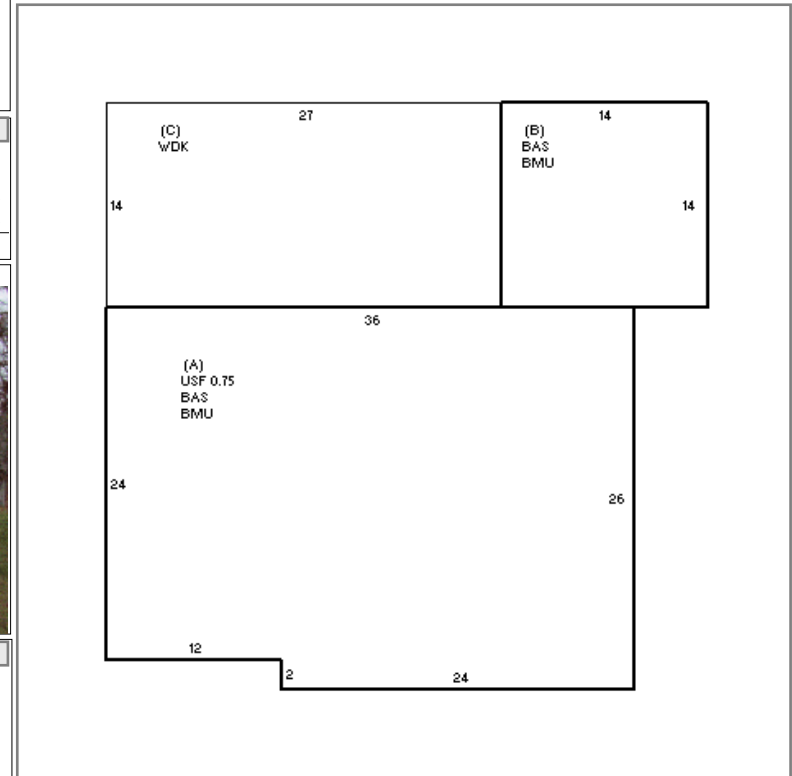
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8 X 12		96	22.01	1,700



BLDG COMMENTS  
GENERATOR  
INFO @ DOOR (12/4/20)

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/4/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/4/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/10/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



G

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	553,551
NET AREA	1,792	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,108		63.35	70,193	CONDITION ELEM	CD
\$NLA(RCN)	\$309	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	912	1979	284.87	259,801	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	684	1979	206.28	141,094	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	196	2006	284.87	55,834	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00	C	WDK	N	WOOD DECK	378		43.98	16,626	BATHS	A
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710	HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		7	1.00														
BEDROOMS		3	1.00														
BATHROOMS		1	1.00														
FIXTURES		5	\$7,293														
GARAGE SPACES		0	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		1	1.00														
# OF UNITS		1	1.00														
EFF.YR/AGE		1982 / 41															
COND	26	26 %															
FUNC	0																
ECON	0																
DEPR	26	% GD	74														
RCNLD				\$409,600													