

Key: 3312

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.510

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MACLEAN NICOLE N 12 PINWOOD DRIVE BREWSTER, MA 02631				100-19-0				12 PINWOOD DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACLEAN NICOLE N				09/22/2008	QS	385,000	(186963)				
ALINSKY JOANNE LINOWES & SUPPLE JO ANN				10/29/2003	R	379,000	(171041)				
				04/25/2003	QS	349,900	(168960)				

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	%
30	01/29/1992	12	CYCLICAL NON		03/13/2007	JH	100	100
275	09/27/1991	5	OTHER				100	100
		1	NEW CONSTRUC	69,863	03/01/1992		100	100

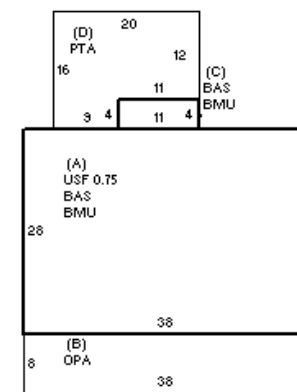
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	13	1.00	13M 1.00 A 1.00	219,200	2.82	A	1.00	R02	1.00	212,500

TOTAL	15,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	212,500	200,500
St Ind	LUND FARM		BUILDING	427,200	403,300			
Infl	AVERAGE		DETACHED	1,100	1,100			
			OTHER	0	0			
						TOTAL	640,800	604,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 7X14		98	22.01	1,100



BLDG COMMENTS
WALKOUT-BMU



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	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,906	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,108		57.59	63,812
\$NLA(RCN)	\$284	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,108	1991	258.97	286,942
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	798	1991	187.53	149,645
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	304		51.00	15,504
				FLOOR COVER	1	HARDWOOD	1.00	D	PTA	N	PATIO	276		14.60	4,029
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 10P	1		10,354.00	10,354
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	540,706	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT/ELEC			A

EFF.YR/AGE	1991 / 32
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$427,200