

Key: 6432

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.663

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PICKOFF PROPERTIES LLC C/O MUNSON LUCIA 33 STURBRIDGE WAY BREWSTER, MA 02631				13-31-0				33 STURBRIDGE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MUNSON LUCIA				08/28/2024	QS	679,000 (236919)					
PICKOFF PROPERTIES LLC				03/05/2021	O	310,000 (225530)					
WELCH JANICE				07/10/2000	A	1 (158330)					

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	%
495	06/01/2021	7	ALTERATIONS	60,000	03/24/2023	TCK	100	100
	03/05/2021	16	MLS REVIEW	310,000	03/02/2022	JMG	100	100

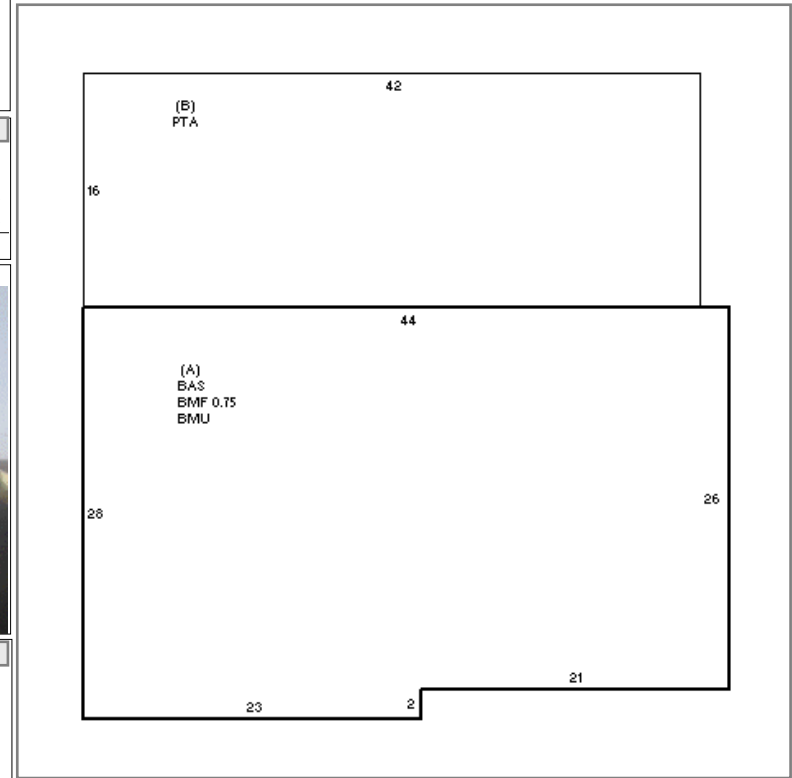
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,475	12	1.00	12S 1.00 A 1.00	197,280	2.36	10	0.90	R03	1.00	197,770

TOTAL	18,475 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	T=POWER LINES			LAND	197,800	186,600
St Ind	STURBRIDGE		LAND	365,600	349,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>						<b>563,400</b>	<b>536,100</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
 BMF=FAM ROOM  
 INTERIOR ESTIMATED PER PLANS 3/24/2023



BUILDING	CD	ADJ	DESC	MEASURE	11/9/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/9/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	5/5/2023	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,190	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,190		59.29	70,551
\$NLA(RCN)	\$375	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	893		37.38	33,381
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,190	1978	266.59	317,242
				ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	672		12.52	8,415
				FLOOR COVER	3	W/W CARPET	1.00	F11	O	FPL 1S 10P	1		8,018.90	8,019	
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	11	HTWT/CL AIR	1.05								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	445,797
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	1997 / 26
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$365,600