

Key: 6625

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.850

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
NABYWANIEC THADDEUS & MARY JO		10-39-0		88 PINE VIEW DRIVE	
88 PINE VIEW DRIVE		TRANSFER HISTORY		DOS	T
BREWSTER, MA 02631		NABYWANIEC THADDEUS & MAR		10/29/2004	QS
		HASSETT ROBERTA B		05/17/1996	P
				SALE PRICE	BK-PG (Cert)
				750,000	19195-280
				59,000	10207-187

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 %
2020-29	07/24/2018	13	SPLIT/SUB/LA		08/02/2019	JMG	100 100
		14	CYCLICAL GRO		12/07/2017	NF	100 100
585	09/18/2007	2	ADD	45,000	02/03/2009	JH	100 100
21	01/15/1997	5	OTHER	8,500	03/01/1997		100 100
383	07/25/1996	5	OTHER	4,500	03/01/1997		100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,051	12	1.00	12Q	1.00	A	1.00				
						316,744	1.98	15	0.85	PF3	1.70	331,360

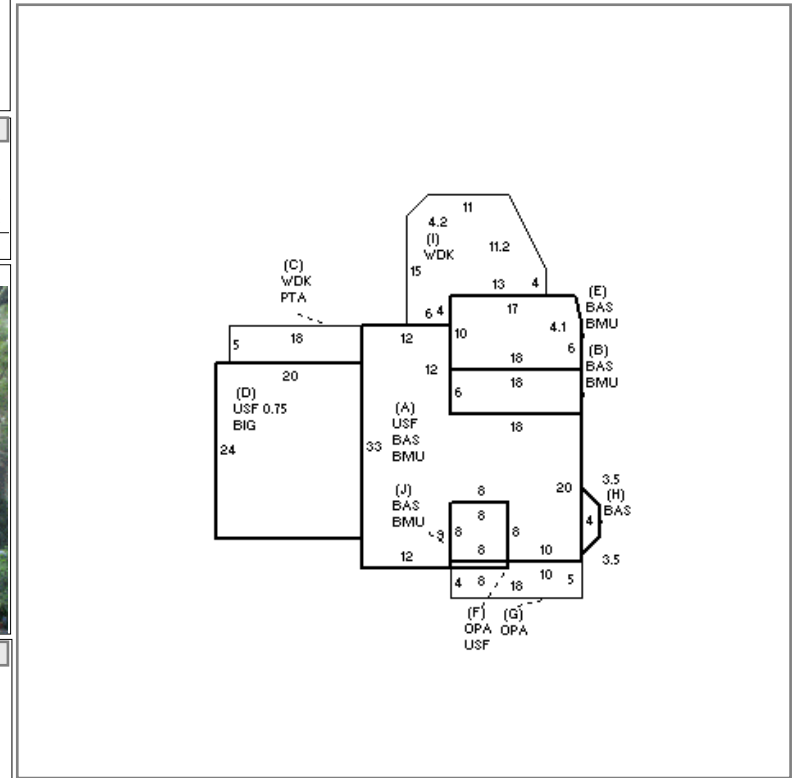
TOTAL	23,051 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	FY2020 Land Swap with 10-40 per Plan Bk 676 Pg 52				LAND	331,400	312,600
St Ind	SLOUGH	T=SHAPE				BUILDING	678,200	640,700
Infl	AVERAGE					DETACHED	1,500	1,500
						OTHER	0	0
						TOTAL	1,011,100	954,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	30 0.70	4 X 7	28	16.72	300
SHF	A	1.00	30 0.70	10 X 8	80	22.01	1,200



BLDG COMMENTS
+ 2 FIX, HATCH TO ATTIC

BUILDING	CD	ADJ	DESC	MEASURE	12/7/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/7/2017	NF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	7/24/2019	EMZ
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	2,118	DETAIL ADJ	1.000
\$NLA(RCN)	\$372	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	10	\$17,160	
GARAGE SPACES	1	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	2	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,042		74.53	77,661
EXT COVER	1	WD SHINGLE	1.00	B	BAS	L	BASE AREA	108	1996	344.90	37,249
ROOF SHAPE	2	HIP	1.00	C	PTA	N	PATIO	90		24.14	2,173
ROOF COVER	1	ASPH/CMP SH	1.00	D	BIG	N	BUILT-IN GARAGE	480		67.16	32,234
FLOOR COVER	1	HARDWOOD	1.00	E	BAS	L	BASE AREA	178	2007	344.91	61,393
INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	1,060	1996	232.77	246,741
HEATING/COOL	11	HTWT/CL AIR	1.05	+	OPA	N	OPEN PORCH	90		66.00	5,940
FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	772	1996	344.90	266,265
				+	WDK	N	WOOD DECK	351		51.74	18,162
					F21	O	FPL 2S 1OP	1		13,399.30	13,399
					WPL	O	WHIRLPOOL	1		10,208.90	10,209

TOTAL RCN	788,587
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2005 / 18
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$678,200