

Key: 6631

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.856

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
BEACH RYAN R & BEACH SOCHEATH 71 PINE VIEW DRIVE BREWSTER, MA 02631		10-31-0		71 PINE VIEW DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BEACH RYAN R & BEACH SOCH		08/11/2017	QS	423,000	30693-173
SMITH DAVID D TRUSTEE		02/29/2016	F	1 29478-37	
SMITH DAVID D		08/13/2010	A	1 24752-205	

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 %
310	08/11/2017	15	SALE REVIEW	423,000	07/23/2018	JMG	100 100
498	06/04/1998	5	OTHER	5,000	07/20/1999	JB	100 100
	09/02/1997	1	NEW CONSTRU	90,000	07/20/1999	JB	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,330	12 1.00	12Q 1.00	A 1.00	274,000	2.49	A 1.00	PV6	1.25		271,510

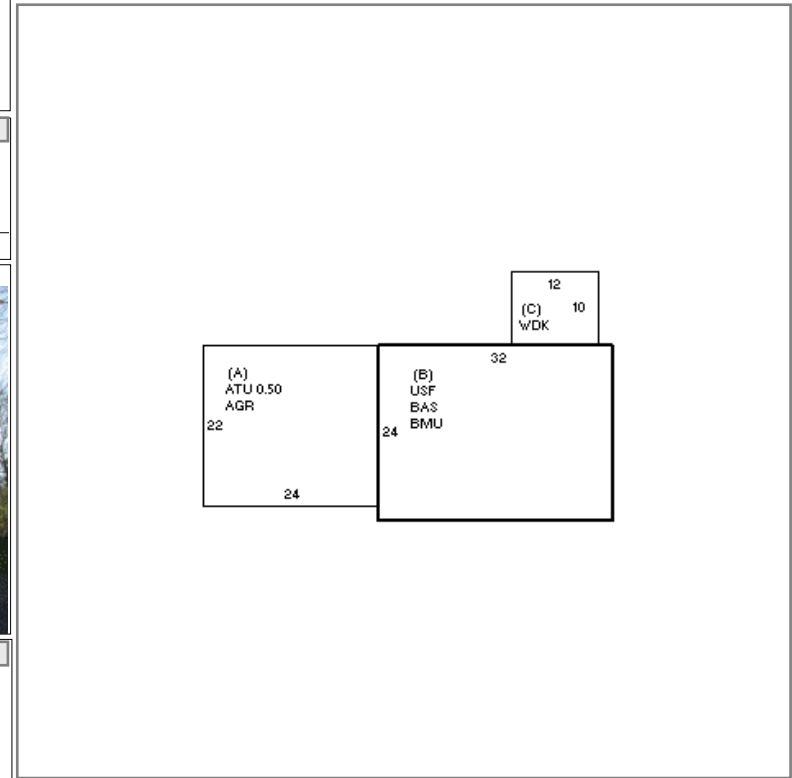
TOTAL	17,330 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE POND VIEW	LAND	271,500	256,200			
St Ind	SLOUGH		BUILDING	411,500	388,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL			683,000	645,000				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/7/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/7/2017	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	7/23/2018	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	489,868
NET AREA	1,536	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATT GARAGE	528		40.73	21,505	CONDITION ELEM	CD
\$NLA(RCN)	\$319	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	A	ATU	N	ATTIC UNF	264		56.07	14,803	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	768		65.42	50,242	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	768	1997	305.41	234,557	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	B	USF	L	UPPER STORY FIN	768	1997	193.04	148,255	BATHS	A
				INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	120		41.16	4,939	HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00		GFP	O	GAS FIREPLACE	1		3,282.30	3,282		
				FUEL SOURCE	2	GAS	1.00										

CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		9	\$12,285
GARAGE SPACES		2	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		1	1.00

EFF.YR/AGE	2001 / 22	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$411,500	