

Key: 6637

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.862

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LAND

CURRENT OWNER				PARCEL ID				LOCATION								
LABRIOLA SANDRA BECKMANN 30 PINE VIEW DRIVE BREWSTER, MA 02631				10-48-0				30 PINE VIEW DRIVE								
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
				LABRIOLA SANDRA BECKMANN FITCH JAMES B & GRACE E				10/01/2010	QS	400,000	24875-235					
				10/29/1993	QS	158,000	8862-124									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	19,660	12	1.00	12Q	1.00	A	1.00	230,160	2.24	A	1.00	R04	1.05		233,070

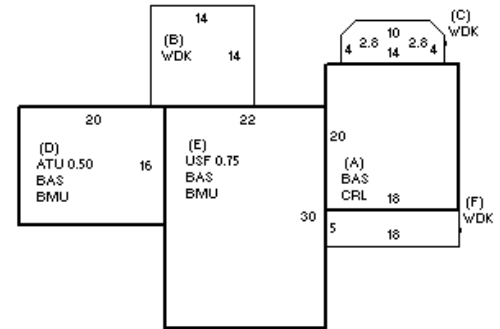
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
110	02/07/2018	7	ALTERATIONS	1,100	05/16/2018	NF	100	100
867	10/31/2017	5	OTHER	4,100	05/16/2018	NF	100	100
545	07/10/2017	7	ALTERATIONS	10,000	05/16/2018	NF	100	100
102	03/17/2011	7	ALTERATIONS	16,100	03/20/2012	MR	100	100
184	04/11/1994	3	OUT BUILDING	1,100	01/01/1995	RD	100	100

LAND

TOTAL	19,660 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	233,100	219,900
St Ind	SLOUGH		BUILDING	456,700	436,900			
Infl	AVERAGE		DETACHED	1,500	1,500			
			OTHER	0	0			
						TOTAL	691,300	658,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	12 X 12		21.39	1,500



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BUILDING	CD	ADJ	DESC	MEASURE	12/6/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/6/2017	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	6/12/2018	TD
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
HATCH TO ATTIC

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	600,888			
NET AREA	1,835	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	BSMT CRAWL	360		34.07	12,265	CONDITION ELEM	CD			
\$NLA(RCN)	\$327	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,340	1982	276.57	370,608	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	366		43.98	16,097	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BMU	N	BSMT UNFINISHED	980		66.20	64,874	KITCHEN	G			
				FLOOR COVER	2	SOFTWOOD	1.00	D	ATU	N	ATTIC UNF	160		59.92	9,586	BATHS	A			
				INT FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	495	1982	208.38	103,149	HEAT/ELEC	A			
				HEATING/COOL	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1		11,389.40	11,389						
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710						
																		EFF_YR/AGE	1985 / 38	
																		COND	24 24 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	24 % GD 76	
																		RCNLD	\$456,700	