

Key: 6638

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.863

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|--------------------|--|--|--|
| ANDERSON MARIE E TRUSTEE CASTALDO CATHERINE TRUSTEE 42 PINE VIEW DRIVE BREWSTER, MA 02631 | | | | 10-47-0 | | | | 42 PINE VIEW DRIVE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| ANDERSON MARIE E TRUSTEE | | | | 09/21/2021 | F | | 1 34491-80 | | | | |
| ANDERSON JOHN W & MARIE E | | | | 03/28/2006 | A | | 20858-308 | | | | |
| ANDERSON MARIE E | | | | 03/28/2006 | A | | 20858-307 | | | | |

| 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 | % |
| 779 | 11/27/2007 | 7 | ALTERATIONS | 1,800 | 03/07/2008 | DHT | 100 | 100 |
| 89 | 07/08/2004 | 7 | ALTERATIONS | 11,800 | 07/20/1999 | JB | 100 | 100 |
| | 02/20/1998 | 2 | ADD | 1,800 | | | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|-----------------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 22,340 | 12 | 1.00 | 12Q 1.00 A 1.00 | 230,160 | 2.03 | A | 1.00 | R04 | 1.05 | 239,060 |

| TOTAL | 22,346 SF | ZONING | RR | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | NBHD 12 | NOTE | | | | LAND | 239,100 | 225,500 |
| St Ind | SLOUGH | | LAND | 426,000 | 407,700 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 665,100 | 633,200 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 03/10/2008 |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/6/2017 | REF |
|----------|----|------|------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/6/2017 | REF |
| STYLE | 8 | 0.95 | CONTEMPOR [100%] | REVIEW | 6/5/2018 | TD |
| QUALITY | G | 1.30 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS
REF - + 2 FIX

BUILDING

| YEAR BLT | 1982 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 1,590 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$353 | OVERALL | 0.930 |

| CAPACITY | UNITS | ADJ |
|---------------|-------|----------|
| STORIES | 1.75 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | \$12,574 |
| GARAGE SPACES | 0 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|----|-------------|------|
| FOUNDATION | 4 | FLR & WALL | 1.00 |
| EXT COVER | 10 | VERT BOARD | 0.98 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 |
| FLOOR COVER | 3 | W/W CARPET | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 1,104 | | 68.26 | 75,363 |
| A | BAS | L | BASE AREA | 892 | 1982 | 306.96 | 273,807 |
| B | OPA | N | OPEN PORCH | 44 | | 60.45 | 2,660 |
| C | WDK | N | WOOD DECK | 204 | | 47.39 | 9,668 |
| D | BAS | L | BASE AREA | 212 | 1982 | 306.96 | 65,076 |
| + | USF | L | UPPER STORY FIN | 486 | 1982 | 224.54 | 109,127 |
| | F21 | O | FPL 2S 1OP | 1 | | 12,272.60 | 12,273 |

| TOTAL RCN | 560,547 |
|----------------|---------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 1985 / 38 |
|------------|------------|
| COND | 24 24 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 24 % GD 76 |

| RCNLD | \$426,000 |
|-------|-----------|
|-------|-----------|