Key: 6710

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,936

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PINNEY STEPHEN C & SELEMON PATRICIA A 21 COMPASS WAY BREWSTER, MA 02631	44-2-0	21 COMPASS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PINNEY STEPHEN C &	10/26/1992	QS	47,000	(128196)
STEPHEN & PATRICIA SELEMO	12/31/1991	F	100	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

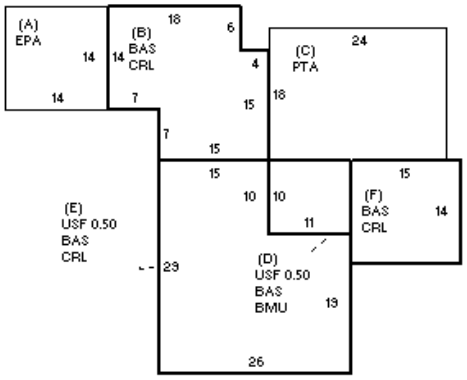
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2	01/02/2020	7	ALTERATIONS	17,000	12/30/2020	NF	100	100
407	08/12/1996	5	OTHER	1,500	03/01/1997		100	100
145	03/18/1994	3	OUT BUILDING	15,000	01/01/1995	RD	100	100
144	03/18/1994	2	ADD	65,000	03/01/1997	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	54,014	12 1.00	12B 1.00	A 1.00	230,160	1.08	A 1.00	R05 1.05			308,630

TOTAL	1.240 Acres	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	DEERFIELD SUB				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	308,600	291,200
BUILDING	453,000	432,800
DETACHED	63,000	62,400
OTHER	0	0
TOTAL	**824,600**	**786,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G 1.20	10 0.90			852	31.41	24,100
STU	G 1.20	15 0.85	24X24	1994	576	60.00	29,400
DGF	G 1.20	15 0.85	14X18	1994	252	44.15	9,500

PHOTO 09/28/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	9/28/2017	NF
LIST	10/3/2017	NF
REVIEW	1/27/2021	MR

YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	1,730	DETAIL ADJ	1.000
$NLA(RCN)	$315	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	$7,365
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WD SHINGLE	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	196		86.65	16,983
B	CRL	N	BSMT CRAWL	389		34.40	13,383
+	BAS	L	BASE AREA	1,353	1996	279.28	377,873
C	PTA	N	PATIO	432		14.41	6,226
D	BMU	N	BSMT UNFINISHED	110		75.74	8,331
+	USF	L	UPPER STORY FIN	377	1996	210.43	79,330
E	CRL	N	BSMT CRAWL	644		32.07	20,650
F	CRL	N	BSMT CRAWL	210		34.41	7,225
	MST	O	MAS/METAL STACK	1		5,695.60	5,696
	ODS	O	OUTDOOR SHOWER	1		2,736.20	2,736

TOTAL RCN	545,797

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1999 / 24		
COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83
RCNLD	$453,000		