Key: 6922

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,148

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DEPRATTI PATRICK M & DEPRATTI COLLEEN M 15 PINE BLUFF ROAD BREWSTER, MA 02631	52-139-0	15 PINE BLUFF ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DEPRATTI PATRICK M &	09/17/2012	QS	295,000	26677-92
KIRKPATRICK MARK &	05/21/2004	QS	370,000	18621-277
LAPENSE JOHANNA MATHILDE	02/03/1986	A		4909-288

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

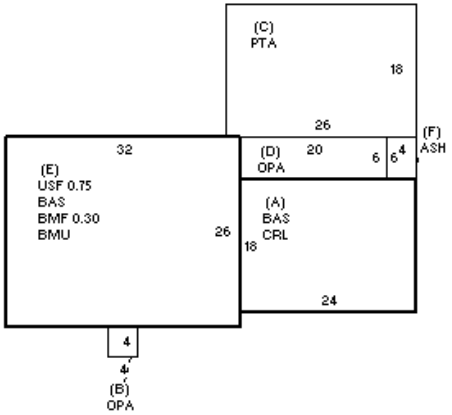
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-24	03/06/2024	7	ALTERATIONS	100,000			0	0
23-838	08/23/2023	7	ALTERATIONS	2,000	05/30/2024	TCK	100	100
395	05/10/2022	7	ALTERATIONS	5,500	03/15/2023	TCK	100	100
983	10/28/2021	7	ALTERATIONS	15,000	05/05/2022	TCK	100	100
58	01/22/2019	7	ALTERATIONS	4,000	07/16/2019	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,200	14 1.00	A 1.00	A 1.00	252,080	2.39	A 1.00	R03 1.15			251,960

TOTAL	18,208 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	252,000	258,400
BUILDING	385,700	369,500
DETACHED	1,600	1,600
OTHER	0	0
TOTAL	**639,300**	**629,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X10	2017	80	22.01	1,600

PHOTO 06/12/2024

BLDG COMMENTS

BMF= OFFICE (PER OWNER 3/15/2023)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	8/8/2017	NF
LIST	4/25/2007	JH
REVIEW	6/12/2024	EMZ

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	1,888	DETAIL ADJ	1.000
$NLA(RCN)	$296	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
GARAGE SPACES	0	1.00
% BSMT FIN	30	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	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	432		31.88	13,773
+	BAS	L	BASE AREA	1,264	1964	258.83	327,155
+	OPA	N	OPEN PORCH	136		52.50	7,140
C	PTA	N	PATIO	468		13.36	6,251
E	BMU	N	BSMT UNFINISHED	832		61.95	51,542
E	BMF	N	BSMT FINISH	250		42.35	10,588
E	USF	L	UPPER STORY FIN	624	1964	193.04	120,457
F	ASH	N	ATT SHED	24		30.63	735
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	559,026
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1971 / 52
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	$385,700