Key: 6931

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,157

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KARETA JOAN M 91 PINE BLUFF ROAD BREWSTER, MA 02631	52-17-0	91 PINE BLUFF ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KARETA JOAN M	02/28/1994	QS	93,500	9070-320
STEPHEN H SIMON & C PANKO	04/16/1991	QS	93,000	7497-216

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

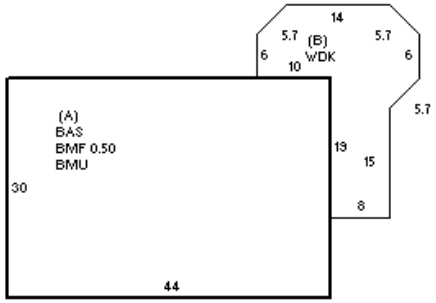
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-295	03/27/2024	7	ALTERATIONS	9,200			0	0
NP		12	CYCLICAL NON		04/25/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,100	14 1.00	A 1.00	A 1.00	252,080	2.20	A 1.00	R03 1.15			256,450

TOTAL	20,100 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	256,500	263,000
BUILDING	313,400	300,100
DETACHED	200	200
OTHER	0	0
TOTAL	**570,100**	**563,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	L 0.80	70 0.30	7X10		64	12.84	200

PHOTO 08/10/2017

BLDG COMMENTS

BUILDING

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

MEASURE	8/10/2017	NF
LIST	4/25/2007	JH
REVIEW	10/31/2017	TD

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,320	DETAIL ADJ	1.000
$NLA(RCN)	$339	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,900
GARAGE SPACES	0	1.00
% BSMT FIN	50	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,320		54.34	71,727
A	BMF	N	BSMT FINISH	660		37.59	24,812
A	BAS	L	BASE AREA	1,320	1970	246.50	325,380
B	WDK	N	WOOD DECK	364		39.20	14,269
	F11	O	FPL 1S 1OP	1		7,637.00	7,637

TOTAL RCN	447,725

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

EFF.YR/AGE	1973 / 50		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD	$313,400		