

Key: 7018

Town of BREWSTER - Fiscal Year 2025

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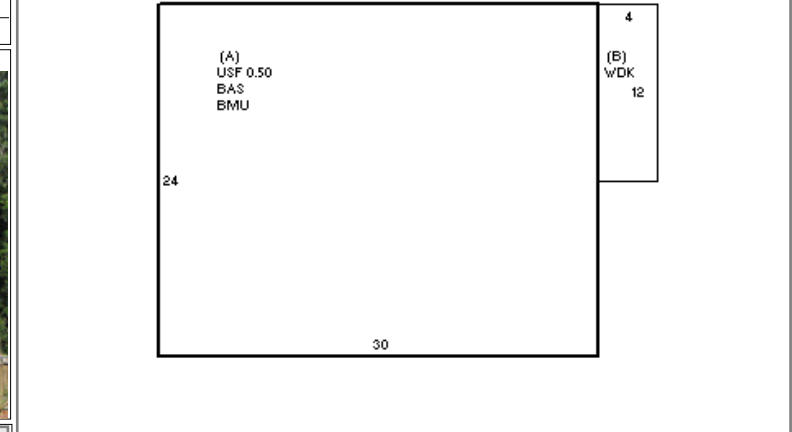
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CURRENT OWNER		PARCEL ID	LOCATION				CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
MERRIHEW GAIL 64 PINE BLUFF ROAD BREWSTER, MA 02631		52-46-0	64 PINE BLUFF ROAD				1010	100	SINGLE FAMILY		1	1 of 1
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
MERRIHEW GAIL		04/08/1999	A	100	12185-235							
MERRIHEW THOMAS B & GAIL		10/03/1989	QS	110,000	6905-309							

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,200	14 1.00	A 1.00	A 1.00	252,080	2.64	A 1.00	R03	1.15		247,230

TOTAL	16,200 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE			LAND	247,200	253,500	
St Ind	AVERAGE		BUILDING	223,500	214,200			
Infl	AVERAGE		DETACHED	900	900			
			OTHER	0	0			
			TOTAL	471,600	468,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	L	0.80 50 0.50	14X20		280	6.48	900



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BUILDING	CD	ADJ	DESC	MEASURE	8/9/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/9/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	10/31/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	1,080	DETAIL ADJ	1.000
\$NLA(RCN)	\$318	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$3,978
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	720		63.55	45,756
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	720	1964	296.69	213,615
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	360	1964	189.44	68,198
ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	48		39.99	1,920
FLOOR COVER	2	SOFTWOOD	1.00	F21	O	FPL 2S 1OP		1		10,354.00	10,354
INT FINISH	2	DRYWALL	1.00								
HEATING/COOL	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	343,821
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1964 / 59
COND	35 35 %
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$223,500