Key: 7021

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,249

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAZZEO ANDREA MASSA 157 PINE BLUFF ROAD BREWSTER, MA 02631	52-19-0	157 PINE BLUFF ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAZZEO ANDREA MASSA	05/20/2020	F	1	32919-113
MASSA M SUSAN & MAZZEO (M	01/11/2019	A	10	31778-31
MASSA SUSAN M	02/01/1982	XX	51,000	3429-314

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-283	03/26/2024	7	ALTERATIONS	1,200			0	0
SR22-25	07/12/2022	3	OUT BUILDING	7,650	04/12/2023	MR	100	100
1058	11/29/2021	5	OTHER	1,100	05/05/2022	TCK	100	100
821	09/16/2021	7	ALTERATIONS	1,500	05/05/2022	TCK	100	100
425	05/12/2021	7	ALTERATIONS	4,000	05/05/2022	TCK	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,300	14 1.00	A 1.00	A 1.00	252,080	2.62	A 1.00	R03 1.15			247,510

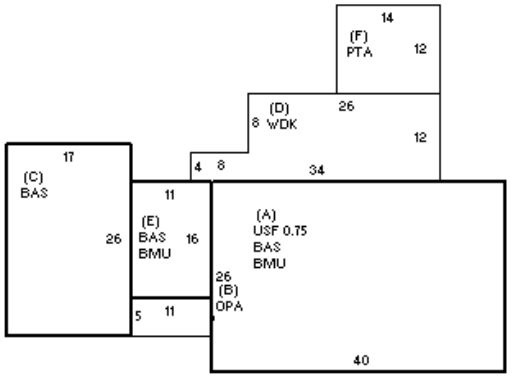
TOTAL	16,300 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE	FY22 Class Code to 1040 - ADU		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	247,500	253,800
BUILDING	497,100	475,500
DETACHED	3,300	3,300
OTHER	0	0
TOTAL	**747,900**	**732,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	10X16	2022	160	20.77	3,300

PHOTO 05/05/2022



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	8/10/2017	NF
LIST	12/21/2020	EST
REVIEW	5/23/2022	MR

BLDG COMMENTS

INTERIOR ESTIMATED PER PLANS (2/22/21)

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,438	DETAIL ADJ	0.950
$NLA(RCN)	$261	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	9	$11,449
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	2	.95

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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,216		55.97	68,058
+	BAS	L	BASE AREA	1,216	1973	231.55	281,568
A	USF	L	UPPER STORY FIN	780	1973	179.89	140,318
B	OPA	N	OPEN PORCH	55		48.93	2,691
C	BAS	L	BASE AREA	442	2020	231.55	102,346
D	WDK	N	WOOD DECK	344		38.36	13,195
F	PTA	N	PATIO	168		14.78	2,483
	F21	O	FPL 2S 1OP	1		10,455.50	10,456
	KIT	O	XTRA KITCHEN	1		2,235.10	2,235
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	637,287
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	G
EFF.YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	$497,100