Key: 7030

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,258

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TOADVINE SARAH L 22 PINE BLUFF ROAD BREWSTER, MA 02631	52-50-0	22 PINE BLUFF ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TOADVINE SARAH L	10/26/1998	H	137,500	12624-168
FLIBBERT JOSEPH	12/01/1988	XX	128,250	6539-112

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

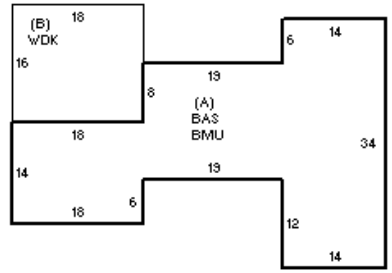
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
577	07/16/2018	7	ALTERATIONS	7,200	07/16/2019	NF	100	100
1030	12/18/2017	7	ALTERATIONS	7,600	05/31/2018	NF	100	100
47	01/23/2017	7	ALTERATIONS	15,000	08/08/2017	NF	100	100
629	08/30/2012	7	ALTERATIONS	2,400	01/23/2013	SF	100	100
234	08/15/1991	5	OTHER	500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,900	14 1.00	A 1.00	A 1.00	252,080	2.68	A 1.00	R03 1.15			246,450

TOTAL	15,900 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	246,500	252,700
BUILDING	234,400	221,300
DETACHED	0	0
OTHER	0	0
TOTAL	**480,900**	**474,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/16/2019

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	8/8/2017	NF
LIST	8/8/2017	EST
REVIEW	7/23/2019	EMZ

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,032	DETAIL ADJ	1.000
$NLA(RCN)	$344	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,900
GARAGE SPACES	1	1.00
% BSMT FIN	0	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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,032		56.46	58,270
A	BAS	L	BASE AREA	1,032	1965	261.29	269,651
B	WDK	N	WOOD DECK	288		39.20	11,290
	BMG	O	BSMT GARAGE	1		4,447.00	4,447
	F11	O	FPL 1S 1OP	1		7,637.00	7,637

TOTAL RCN	355,195

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

EFF.YR/AGE	1965 / 58		
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD	$234,400		