

Key: 7061

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.289

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LYONS STEPHEN 152 PINE BLUFF ROAD BREWSTER, MA 02631				52-10-0				152 PINE BLUFF ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LYONS STEPHEN				04/02/1982	XX			3459-181			

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	%
975	10/24/2016	7	ALTERATIONS	7,500	03/13/2017	NF	100	100
497	10/07/2010	7	ALTERATIONS	7,000	12/22/2010	MR	100	100
NP		12	CYCLICAL NON		04/26/2007	JH	100	100
41	01/28/1997	7	ALTERATIONS	1,000			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	16,000	14	1.00	A	1.00	A	1.00	252,080	2.66	A	1.00	R03	1.15				246,710

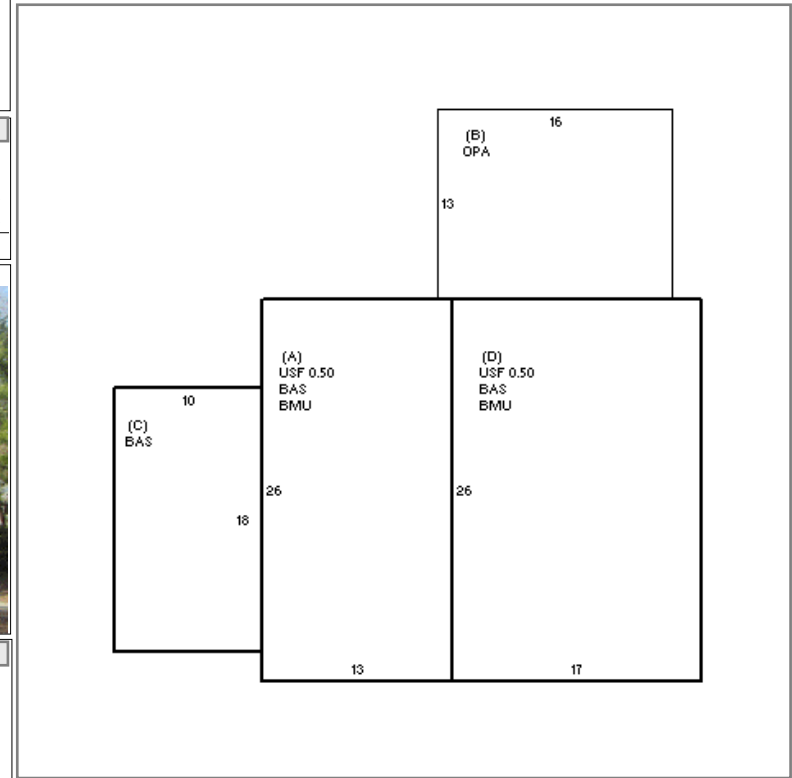
TOTAL	16,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE			LAND	246,700	253,000	
St Ind	AVERAGE		BUILDING	297,400	284,800			
Infl	AVERAGE		DETACHED	1,000	1,000			
			OTHER	0	0			
TOTAL						545,100	538,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X8		64	22.01	1,000



BUILDING	CD	ADJ	DESC	MEASURE	3/28/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/28/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/23/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	780		63.55	49,569
EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	390	1970	189.44	73,881
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	208		51.00	10,608
ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	960	1970	271.54	260,682
FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354
INT FINISH	2	DRYWALL	1.00								
HEATING/COOL	2	HOT WATER	1.00								
FUEL SOURCE	1	OIL	1.00								



YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,350	DETAIL ADJ	1.000
\$NLA(RCN)	\$306	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$7,956
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

TOTAL RCN	413.050	
CONDITION ELEM		CD
EXTERIOR		G
INTERIOR		G
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE	1977 / 46	
COND	28 28 %	
FUNC	0	
ECON	0	
DEPR	28 % GD	72
RCNLD	\$297,400	