Key: 7067

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,295

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCULLOUGH HOWARD F JR &	52-9-0	162 PINE BLUFF ROAD
MCCULLOUGH LAURA F		
162 PINE BLUFF ROAD		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCULLOUGH HOWARD F JR &	11/21/2002	QS	299,000	15955-056
STROEVER BRUCE W & KAREN	03/12/1986	XX		4959-274

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

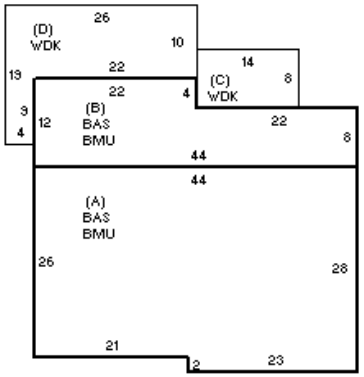
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
424	06/08/2015	7	ALTERATIONS	3,300	05/04/2016	WFF	100	100
400	05/15/2014	1	NEW CONSTRUC		06/04/2015	MW	100	100
400	05/15/2014	2	ADD	80,000	06/04/2015	MW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,000	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
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	246,700	253,000
BUILDING	408,400	385,700
DETACHED	0	0
OTHER	0	0
TOTAL	**655,100**	**638,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/09/2017

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	8/9/2017	NF
LIST	8/9/2017	NF
REVIEW	10/31/2017	TD

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,630	DETAIL ADJ	1.000
$NLA(RCN)	$309	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,100
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
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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,630		51.15	83,379
A	BAS	L	BASE AREA	1,190	1983	236.64	281,602
B	BAS	L	BASE AREA	440	2014	236.64	104,122
+	WDK	N	WOOD DECK	408		39.20	15,994
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	504,249
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1995 / 28	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$408,400