Key: 7068

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,296

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FARIS THOMAS A & STACEY E 172 PINE BLUFF ROAD BREWSTER, MA 02631	52-8-0	172 PINE BLUFF ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FARIS THOMAS A & STACEY E	10/20/1999	QS	165,000	12613-043
BYRON GEORGE K	01/31/1994	QS	75,000	9029-158
JOSEPH REGO JR ETAL	08/04/1993	R	30,000	N/A-N/A

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

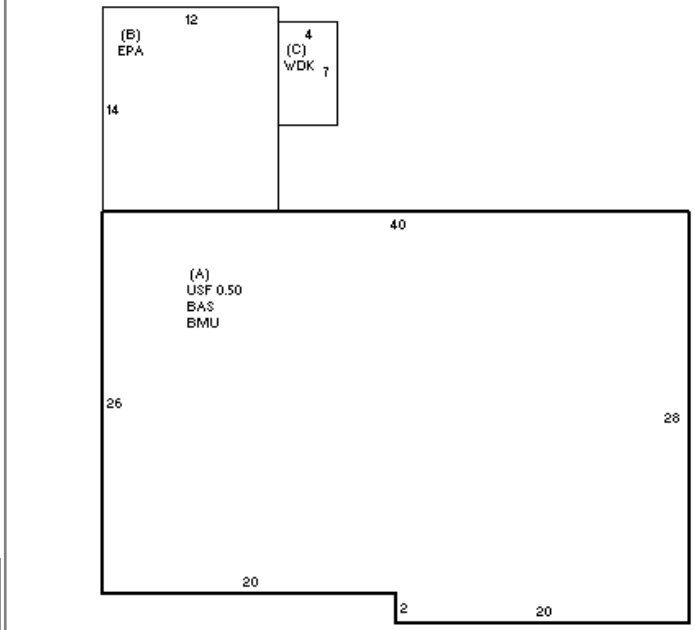
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
462	07/28/2020	7	ALTERATIONS	7,500	12/21/2020	NF	100	100
399	05/15/2017	5	OTHER	2,588	06/01/2018	NF	100	100
483	07/09/2012	3	OUT BUILDING	1,000	01/23/2013	SF	100	100
347	06/28/2011	7	ALTERATIONS	8,900	03/15/2012	MR	100	100
	10/22/2010	7	ALTERATIONS	6,000	12/22/2010	MR	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	385,200	368,300
DETACHED	2,600	2,500
OTHER	0	0
TOTAL	**634,500**	**623,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G 1.20	50 0.50	8X12		96	12.42	600
SHF	A 1.00	10 0.90	8X9	2012	72	22.01	1,400
DDK	A 1.00	50 0.50	8X11		88	12.50	600

PHOTO 12/21/2020

BLDG COMMENTS

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	8/9/2017	NF
LIST	8/9/2017	EST
REVIEW	1/25/2021	MR

YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	1,620	DETAIL ADJ	1.000
$NLA(RCN)	$297	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,282
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	3	W/W CARPET	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
A	BMU	N	BSMT UNFINISHED	1,080		57.59	62,200
A	BAS	L	BASE AREA	1,080	1994	266.52	287,837
A	USF	L	UPPER STORY FIN	540	1994	189.44	102,297
B	EPA	N	ENCLOSED PORCH	168		78.01	13,105
C	WDK	N	WOOD DECK	28		40.00	1,120
	GFP	O	GAS FIREPLACE	1		3,188.50	3,189
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	481,492

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

EFF.YR/AGE	1994 / 29		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$385,200