

Key: 8392

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.632

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
HOFFMAN CARL W & OSNAT 24 PINE OAK ROAD BREWSTER, MA 02631				51-90-0				24 PINE OAK ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HOFFMAN CARL W & OSNAT				07/16/2014	O	500,000	(203931)					
GOODBLATT SHERWIN Z & LOI				03/04/1997	QS	223,500	(143726)					
FILIPPO & JANE NEMIROFF S				12/29/1992	QS	210,000	N/A-N/A					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,040	13	1.00	A	1.00	A	1.00	PV7	1.35		286,960

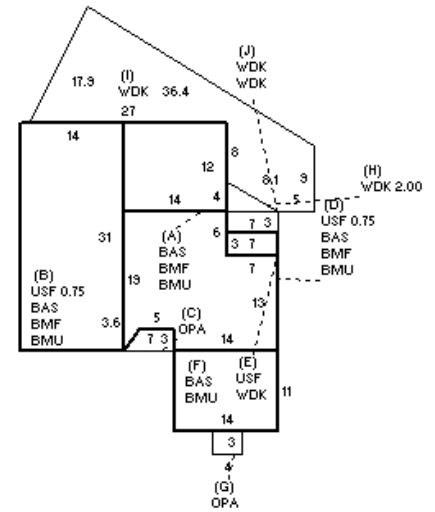
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
643	07/15/2021	7	ALTERATIONS	14,000	04/22/2022	TCK	100	100
817	09/19/2019	77	SOLAR PANELS	7,829	07/14/2020	TCK	100	100
819	10/17/2017	77	SOLAR PANELS	10,000	05/29/2018	NF	100	100
140	02/23/2017	7	ALTERATIONS	40,000	05/29/2018	NF	100	100
935	11/12/2015	7	ALTERATIONS	85,000	03/22/2017	NF	100	100

LAND

TOTAL	15,040 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	POND VIEW			LAND	287,000	270,700
St Ind	AVERAGE		LAND	551,400	520,900			
Infl	AVERAGE		DETACHED	9,000	8,900			
			OTHER	0	0			
						TOTAL	847,400	800,500

DET
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20 30 0.70	14X24		336	38.16	9,000



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BUILDING	CD	ADJ	DESC	MEASURE	2/13/2021	TCK
MODEL	1		RESIDENTIAL	LIST	7/30/2015	MR
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	4/29/2022	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF = BATHROOM, REC ROOM & MEDIA ROOM
25 SOLAR PANELS

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,696	DETAIL ADJ	1.000
\$NLA(RCN)	\$361	OVERALL	0.960
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
FIXTURES		9	\$13,478
GARAGE SPACES		0	1.00
% BSMT FIN		100	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	10	VERT BOARD	0.98
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,095		65.05	71,225
+	BMF	N	BSMT FINISH	941		41.01	38,592
A	BAS	L	BASE AREA	168	1985	301.01	50,569
+	BAS	L	BASE AREA	927	1985	301.01	279,033
+	USF	L	UPPER STORY FIN	601	1985	211.79	127,288
+	OPA	N	OPEN PORCH	30		57.60	1,728
+	WDK	N	WOOD DECK	487		45.16	21,992
	F11	O	FPL 1S 1OP	1		8,797.80	8,798

TOTAL RCN	612,703
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	V
HEAT/ELEC	G
EFF.YR/AGE	2012 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$551,400