Key: 2103

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,255

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FLYNN KATHLEEN M TRUSTEE KATHLEEN FLYNN TRUST 170 AMBERGRIS CIRCLE BREWSTER, MA 02631	38-51-0	170 AMBERGRIS CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FLYNN KATHLEEN M TRUSTEE	10/25/2017	F	10	30850-65
FLYNN KATHLEEN M	10/25/2017	DC		30850-64
MCCARTHY MAUREEN A &	03/28/2003	QS	622,000	16653-226

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

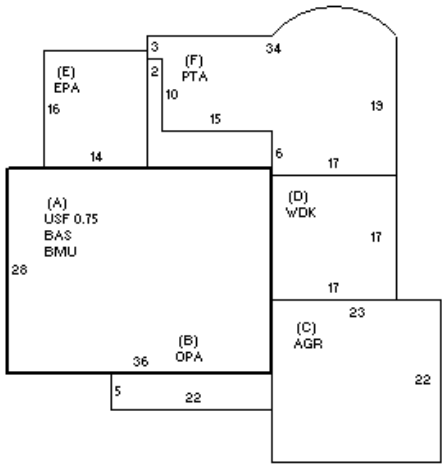
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-932	09/06/2023	7	ALTERATIONS	4,000	04/15/2024	NF	100	100
141	02/21/2020	7	ALTERATIONS	5,900	12/15/2020	NF	100	100
		14	CYCLICAL GRO		02/22/2018	NF	100	100
NP		12	CYCLICAL NON		08/24/2007	JH	100	100
163	04/01/2003	7	ALTERATIONS	35,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	2 1.00	2-A 1.00	A 1.00	767,200	2.82	A 1.00	R19 3.50			743,770

TOTAL	15,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 2	NOTE			
St Ind	SALTWORKS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	743,800	701,700
BUILDING	505,400	483,700
DETACHED	0	0
OTHER	0	0
TOTAL	**1,249,200**	**1,185,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/16/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/22/2018	NF
LIST	2/22/2018	EST
REVIEW	5/16/2024	EMZ

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,764	DETAIL ADJ	1.000
$NLA(RCN)	$392	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$10,015
GARAGE SPACES	2	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		72.50	73,079
A	BAS	L	BASE AREA	1,008	1976	335.50	338,180
A	USF	L	UPPER STORY FIN	756	1976	236.06	178,462
B	OPA	N	OPEN PORCH	110		64.20	7,062
C	AGR	N	ATT GARAGE	506		49.81	25,202
D	WDK	N	WOOD DECK	289		50.33	14,546
E	EPA	N	ENCLOSED PORCH	224		93.03	20,838
F	PTA	N	PATIO	571		15.31	8,743
	F21	O	FPL 2S 1OP	1		13,033.90	13,034
	ODS	O	OUTDOOR SHOWER	1		3,100.90	3,101

TOTAL RCN	692,262

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

EFF.YR/AGE	1979 / 44		
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD	$505,400		