

Key: 2274

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.429

LEGAL

LAND

DETAILED

BUILDING

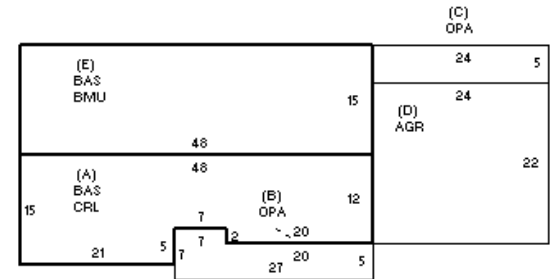
CURRENT OWNER		PARCEL ID		LOCATION	
WHERITY ROSALIE F TRUSTEE C/O SHEARWATER DEVELOPMENT LLC 17 LEE ROAD CHESTNUT HILL, MA 02467		26-35-0		35 PINE HILL DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SHEARWATER DEVELOPMENT LL		06/28/2024	QS	525,000	()
WHERITY ROSALIE F TRUSTEE		03/10/2020	F		(1)
WHERITY ROSALIE F		12/07/2018	DC		37175-75

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 %

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	52,577	12	1.00	A	1.00	A	1.00	219,200	1.10	A	1.00	R03	1.00			291,010

TOTAL	1.207 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	291,000	274,500			
St Ind	AVERAGE		BUILDING	286,500	274,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	577,500	549,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/14/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/14/2008	JH
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	12/18/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,345	DETAIL ADJ	1.000
\$NLA(RCN)	\$313	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,410	
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	625		26.89	16,804
+	BAS	L	BASE AREA	1,345	1970	234.18	314,966
+	OPA	N	OPEN PORCH	269		47.50	12,778
D	AGR	N	ATT GARAGE	528		36.85	19,457
E	BMU	N	BSMT UNFINISHED	720		59.19	42,616
	F11	O	FPL 1S 1OP	1		7,255.20	7,255

TOTAL RCN	421,285
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1970 / 53
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$286,500