

Key: 2325

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.483

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
WHIFFLETREE LLC 14 GROVE STREET FRAMINGHAM, MA 01701		6-4-0		88-92 WHIFFLETREE AVENUE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WHIFFLETREE LLC		09/30/2022	P	579,000	35401-149
MURPHY CHARLES M		08/01/2014	H	100	28299-100
MURPHY PETER B		11/17/1977	XX		2617-68

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-790	10/13/2023	1	NEW CONSTRUC	1,000,000	06/07/2024	TCK	30 70
23-794	10/04/2023	1	NEW CONSTRUC	1,050,000	06/07/2024	TCK	5 30


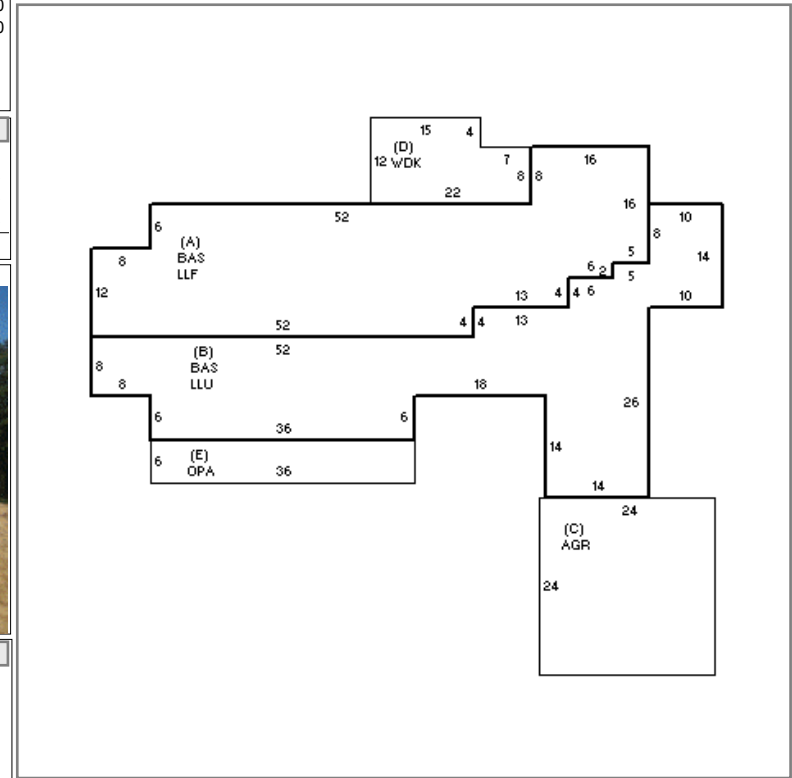
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12 1.00	A 1.00	A 1.00	219,200	1.00	VB 1.00	R03 1.00			303,350
200	A	1,380	12 1.00	A 1.00	A 1.00	120,500	1.00	VB 1.00	R03 1.00			166,290
300	A	0,284	12 1.00	A 1.00	A 1.00	12,000	1.00	VB 1.00	R03 1.00			3,410

TOTAL	3.041 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	473,100	446,300
St Ind	AVERAGE		BUILDING	351,700	0			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	49,900	0			
						TOTAL	874,700	446,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/14/2024

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/7/2024	TCK
MODEL	1		RESIDENTIAL	LIST	6/7/2024	TCK
STYLE	1	1.00	RANCH [100%]	REVIEW	6/14/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2023	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,906	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,298	2023	153.13	198,765
\$NLA(RCN)	\$300	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	2,608	2023	288.15	751,484
				ROOF SHAPE	1	GABLE	1.00	B	LLU	N	LOWER LEVEL UNF	1,310		100.01	131,013
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	576		49.26	28,376
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	236		50.91	12,016
				INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	216		64.94	14,027
				HEATING/COOL	9	WARM/CL AIR	1.03		GFP	O	GAS FIREPLACE	1		4,060.10	4,060
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		3,136.70	3,137

TOTAL RCN	1,172,469	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
		EFF.YR/AGE	2023 / 0
		COND	0 0 %
		FUNC	70 UC
		ECON	0
		DEPR	70 % GD 30
		RCNLD	\$351,700

Key: 2325

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.484

LEGAL

LAND

DETACHED

BUILDING

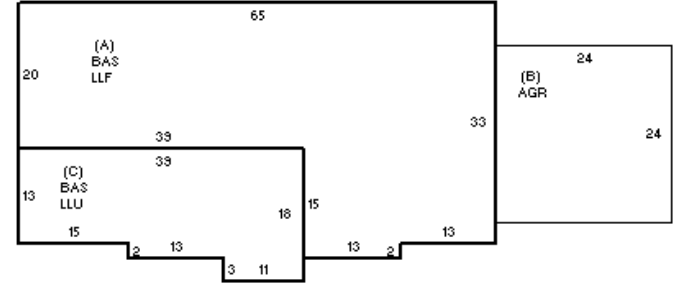
CURRENT OWNER		PARCEL ID	LOCATION	
WHIFFLETREE LLC 14 GROVE STREET FRAMINGHAM, MA 01701		6-4-0	88-92 WHIFFLETREE AVENUE	
TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
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
----	---	----------	------	--------	------	----------	-----	------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	49,900	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BLDG COMMENTS
92 WHIFFLETREE AVE

BUILDING	CD	ADJ	DESC	MEASURE	6/7/2024	TCK
MODEL	1		RESIDENTIAL	LIST	6/7/2024	TCK
STYLE	1	1.00	RANCH [100%]	REVIEW	6/14/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2023	SIZE ADJ	0.970
NET AREA	3,916	DETAIL ADJ	1.000
\$NLA(RCN)	\$255	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	4	1.00	
FIXTURES	16	\$27,040	
GARAGE SPACES	2	1.00	
% BSMT FIN	60	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	0		1.00
ROOF SHAPE	0		1.00
ROOF COVER	0		1.00
FLOOR COVER	0		1.00
INT FINISH	0		1.00
HEATING/COOL	0		1.00
FUEL SOURCE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	1,664	2023	145.70	242,442
+	BAS	L	BASE AREA	2,252	2023	279.75	630,003
B	AGR	N	ATT GARAGE	576		47.83	27,549
C	LLU	N	LOWER LEVEL UNF	588		112.63	66,228
	GFP	O	GAS FIREPLACE	1		3,941.90	3,942

TOTAL RCN	997,204
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2023 / 0
COND	0 0 %
FUNC	95 UC
ECON	0
DEPR	95 % GD 5
RCNLD	\$49,900