

Key: 2329

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.488

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KIRCHNER JOAN M & BAKSA LAURA J 132 WHIFFLETREE AVENUE BREWSTER, MA 02631				5-28-0				132 WHIFFLETREE AVENUE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KIRCHNER JOAN M & KIRCHNER JOAN M & BAKSA L				09/21/2010	F	1 24844-147		13203-273			
SHAPLAND WILLIAM & MILDRE				08/28/2000	QS	265,000		2105-29			
				10/04/1974	XX						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
NP 557	02/08/2008 09/11/2000	12 7	CYCLICAL NON ALTERATIONS	30,000	02/08/2008	JH	100 100


LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	52,272	12	1.00	A	1.00	A	1.00	219,200	1.10	A	1.00	R03	1.00			290,400

TOTAL	1.200 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND		290,400	274,000		
St Ind	AVERAGE		BUILDING		570,000	546,000		
Infl	AVERAGE		DETACHED		600	500		
			OTHER		0	0		
			TOTAL		861,000	820,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50 6X8		48	22.94	600	02/15/2008



BUILDING	CD	ADJ	DESC	MEASURE	2/8/2008	JH
MODEL	1		RESIDENTIAL	LIST	2/8/2008	REF
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	2/15/2008	SEJ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1966	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	814,333		
NET AREA	2,904	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BASE AREA	1,224	1966	304.56	372,776	CONDITION ELEM CD			
\$NLA(RCN)	\$280	OVERALL	0.960	EXT COVER	8	PLYWOOD	0.98	+	USF	L	UPPER STORY FIN	1,680	1966	190.06	319,305	EXTERIOR	G		
				ROOF SHAPE	4	FLAT/SHED	1.00	+	OPA	N	OPEN PORCH	728		61.78	44,973	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	E	BIG	N	BUILT-IN GARAGE	816		58.76	47,947	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	H	ASH	N	ATT SHED	336		30.18	10,141	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	MST	O		MAS/METAL STACK	1		6,211.00	6,211	HEAT/ELEC	A		
				HEATING/COOL	9	WARM/CL AIR	1.03												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1973 / 50
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$570,000

