

Key: 2333

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.492

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LAND

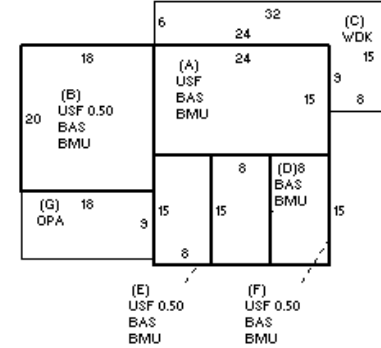
CURRENT OWNER				PARCEL ID				LOCATION				
MOIR MARGARET RICE TRUSTEE MARGARET RICE MOIR 2021 TRUST PO BOX 221 BREWSTER, MA 02631				5-45-0				121 WHIFFLETREE AVENUE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MOIR MARGARET RICE TRUSTE				12/22/2021	F		34778-133					
MOIR MARGARET RICE				10/05/2015	F		29184-107					
MOIR MARGARET RICE & ROBE				06/19/2008	QS	580,000	22990-344					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	12 1.00	A 1.00	A 1.00	219,200	1.24	A 1.00	R03	1.00		272,250

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	%	
5	01/03/2020	7	ALTERATIONS	4,300	12/28/2020	NF	100	100	
618	07/12/2016	7	ALTERATIONS	30,000	03/01/2017	NF	100	100	
261	04/04/2016	7	ALTERATIONS	2,000	03/01/2017	NF	100	100	
1037	12/07/2015	7	ALTERATIONS	10,000	05/10/2016	WFF	100	100	
56	01/17/2007	7	ALTERATIONS	3,000	02/14/2008	REO	100	100	

TOTAL	43,560 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	272,300	256,900
St Ind	AVERAGE		BUILDING	516,000	487,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	136,100	128,600			
						TOTAL	924,400	873,100

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		

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BUILDING	CD	ADJ	DESC	MEASURE	2/8/2008	JH
MODEL	1		RESIDENTIAL	LIST	2/8/2008	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	1/26/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,740	DETAIL ADJ	0.950	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$345	OVERALL	1.020	EXT COVER	2	CLAPBOARD	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH/CMP SH	1.00
				FLOOR COVER	1	HARDWOOD	1.00
				INT FINISH	1	PLASTER	1.00
				HEATING/COOL	2	HOT WATER	1.00
				FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,080		69.11	74,640
+	BAS	L	BASE AREA	960	2001	303.83	291,674
+	USF	L	UPPER STORY FIN	660	2001	213.78	141,094
C	WDK	N	WOOD DECK	264		45.58	12,033
D	BAS	L	BASE AREA	120	2001	303.83	36,459
G	OPA	N	OPEN PORCH	162		58.14	9,419
	F21	O	FPL 2S 1OP	1		12,424.80	12,425
	KIT	O	XTRA KITCHEN	1		2,656.10	2,656
	ODS	O	OUTDOOR SHOWER	1		2,956.00	2,956

TOTAL RCN	599,984
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2005 / 18
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$516,000

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LEGAL

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MOIR MARGARET RICE TRUSTEE				5-45-0				121 WHIFFLETREE AVENUE			
MARGARET RICE MOIR 2021 TRUST				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
PO BOX 221											
BREWSTER, MA 02631											

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	%

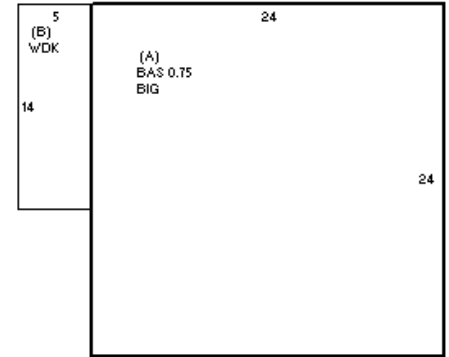
LAND

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 BUILDING DETACHED OTHER TOTAL	136,100	
St Ind					
Infl					

DETACHED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/1/2017	NF
MODEL	1		RESIDENTIAL	LIST	3/1/2017	NF
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	3/24/2017	MR
QUALITY	+	1.10	PLUS AVE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WD FRAME [100%]	NO STOVE/HAS SINK		

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YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	144.838	
NET AREA	432	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	576		42.82	24,666	CONDITION ELEM	CD	
\$NLA(RCN)	\$335	OVERALL	0.800	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	432	2005	264.64	114,325	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	70		34.50	2,415	INTERIOR	V	
				ROOF COVER	1	ASPH/CMP SH	1.00									KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	G	
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A	
				HEATING/COOL	5	ELECTRIC BB	1.00									EFF.YR/AGE 2017 / 6		
				FUEL SOURCE	3	ELECTRIC	0.95									COND	6 6 %	
																	FUNC	0
																	ECON	0
																	DEPR	6 % GD 94
																	RCNLD	\$136,100