

Key: 2340

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.499

LEGAL

LAND

DETACHED

BUILDING

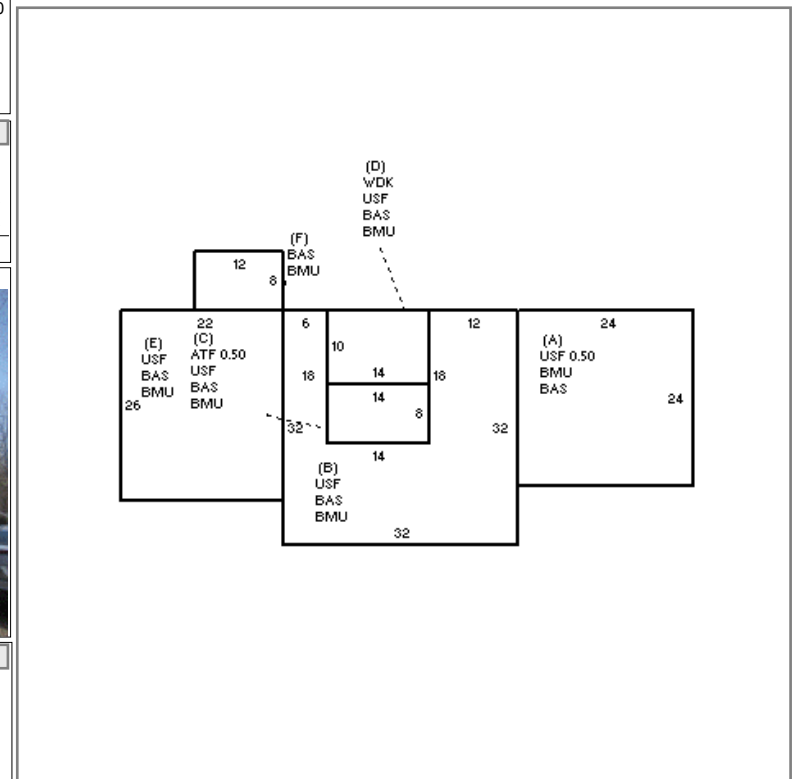
CURRENT OWNER		PARCEL ID		LOCATION	
TOOLAS PETER G & RACHEL M P O BOX 673 EAST DENNIS, MA 02660		6-37-0		91-93 WHIFFLETREE AVENUE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TOOLAS PETER G & RACHEL M DAUPHINEE GERTRUDE		03/06/1998	H	90,000	11267-326 993-229

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1040	100	TWO FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
782	08/25/2021	7	ALTERATIONS	15,000	05/06/2022	TCK	100 100
567	07/09/2013	11	CHANGE OF US		08/12/2014	RJM	100 100
699	09/13/2012	2	ADD	290,000	08/12/2014	RJM	100 100
93	03/08/2011	3	OUT BUILDING	1,000	03/21/2012	MR	100 100
457	07/28/2004	1	NEW CONSTRUC		05/11/2005	JB	100 100

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	A 1.00	R03	1.00		303,350
300	A	0.624	12 1.00	A 1.00	A 1.00	12,000	1.00	A 1.00	R03	1.00		7,490

TOTAL	2.001 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	House #91 Whiffletree, AADU # 93 per FD			LAND	310,800	293,200
St Ind	AVERAGE		BUILDING	960,200	917,300			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
					TOTAL	1,273,300	1,212,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2011	120	21.39	2,300



BUILDING	CD	ADJ	DESC	MEASURE	1/31/2013	SF
MODEL	1		RESIDENTIAL	LIST	1/31/2013	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/24/2022	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

2X6 CONSTRUCTION

YEAR BLT	2004	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,091,162		
NET AREA	4,152	DETAIL ADJ	0.950	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	576	2004	257.59	148,370	CONDITION ELEM	CD		
\$NLA(RCN)	\$263	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	288	2004	178.61	51,440	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	2,268		56.10	127,238	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,692	2012	257.59	435,839	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UPPER STORY FIN	1,596	2012	178.61	285,066	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	C	ATF	N	ATTIC FINISH	56		89.39	5,006	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00	D	WDK	N	WOOD DECK	140		45.52	6,373				
				FUEL SOURCE	2	GAS	1.00		KIT	O	XTRA KITCHEN	1		2,652.20	2,652				
									MST	O	MAS/METAL STACK	1		5,836.00	5,836				
				CAPACITY		UNITS	ADJ											EFF.YR/AGE	2010 / 13
STORIES	2	1.00												COND	12 12 %				
ROOMS	11	1.00												FUNC	0				
BEDROOMS	5	1.00												ECON	0				
BATHROOMS	4	1.00												DEPR	12 % GD 88				
FIXTURES	15	\$23,342												RCNLD	\$960,200				
GARAGE SPACES	0	1.00																	
% BSMT FIN	0	1.00																	
# 1/2 BATHS	0	1.00																	
# OF UNITS	2	.95																	