

Key: 2374

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.529

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WHIPPLE MATTHEW D & CANDICE L 239 WHIFFLETREE AVENUE BREWSTER, MA 02631				5-88-0				239 WHIFFLETREE AVENUE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHIPPLE MATTHEW D & CANDI				11/16/2018	A	330,000	31673-31				
PIKE DAVID E & VIVIAN J				11/04/2008	A	53,500	23250-67				
PERREAULT RALPH A				10/02/1998	N	100	11742-177				

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	%
NP	11/16/2018	15	SALE REVIEW	330,000	07/22/2019	JMG	100	100
		12	CYCLICAL NON		02/08/2008	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,710	12	1.00	12L 1.00 A 1.00	219,200	2.70	A 1.00	R03	1.00		213,840

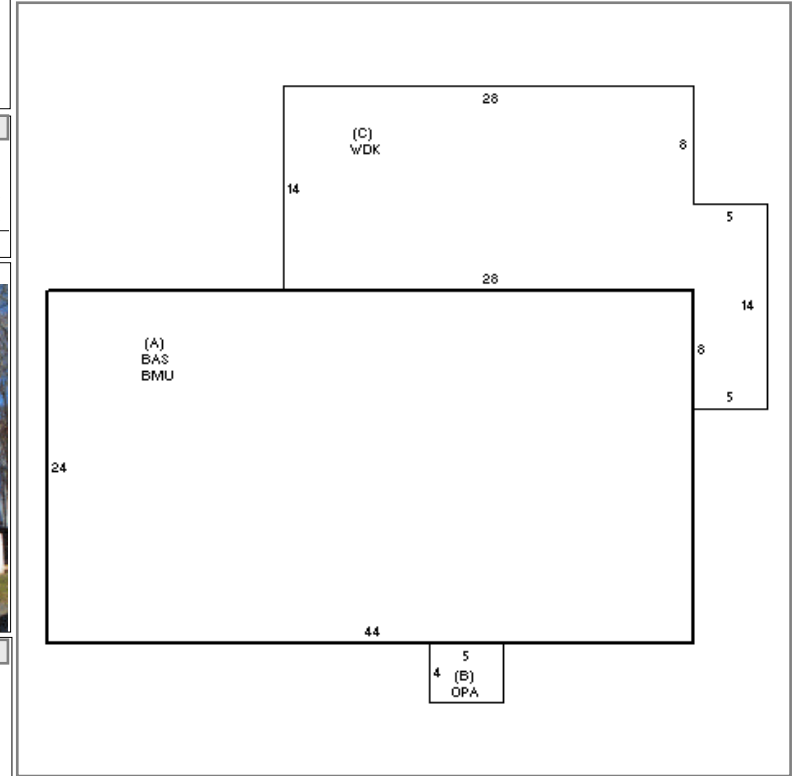
TOTAL	15,710 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	213,800	201,700			
St Ind	BRIDLEPATH		BUILDING	265,800	250,900			
Infl	AVERAGE		DETACHED	3,100	3,000			
			OTHER	0	0			
			TOTAL	482,700	455,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X12		96	22.01	1,100
SHF	A	1.00	50 0.50 8X8		64	22.01	700
SHF	A	1.00	50 0.50 10X12		120	21.39	1,300



BUILDING	CD	ADJ	DESC	MEASURE	1/25/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/8/2008	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	12/16/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,056	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,056		58.16	61,414
\$NLA(RCN)	\$360	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,056	1973	269.13	284,200
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	20		51.50	1,030
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	462		40.38	18,653
				FLOOR COVER	1	HARDWOOD	1.00	F11	O	FPL 1S 1OP	1		7,866.10	7,866	
				INT FINISH	2	DRYWALL	1.00	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488	
				HEATING/COOL	9	WARM/CL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$4,017
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	379,667
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$265,800