

Key: 2376

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.531

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CURRENT OWNER				PARCEL ID				LOCATION			
STRANGER JAMES A P & CHELSEA M 219 WHIFFLETREE AVENUE BREWSTER, MA 02631				5-86-0				219 WHIFFLETREE AVENUE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STRANGER JAMES A P & CHEL				05/01/2017	QS	391,000	30457-347				
MULLEN KEVIN & LAUREL J T				03/03/2017	F		30333-81				
EXCHANGE AUTHORITY LLC TR				11/20/2015	S	201,000	29284-348				

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	%
23-1170	11/22/2023	77	SOLAR PANELS	51,000	06/07/2024	TCK	100	100
	05/01/2017	16	MLS REVIEW	391,000	06/11/2017	JMG	100	100
213	03/20/2017	7	ALTERATIONS	2,100	06/13/2018	NF	100	100
602	07/08/2016	7	ALTERATIONS	36,000	03/01/2017	NF	100	100
1106	12/31/2015	7	ALTERATIONS	14,601	05/10/2016	WFF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,375	12	1.00	12L 1.00 A 1.00	219,200	2.75	A	1.00	R03 1.00		213,080

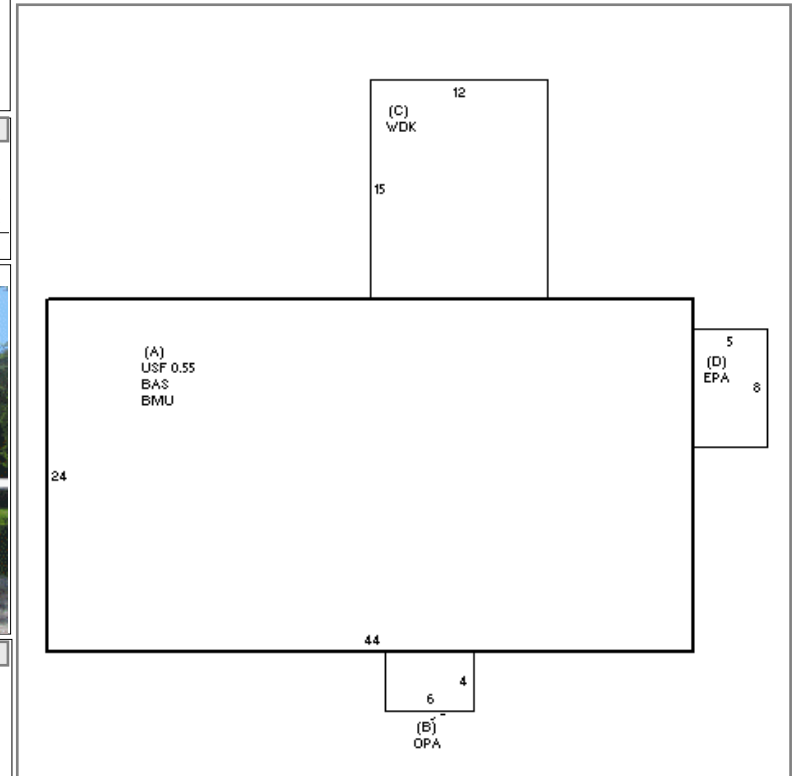
TOTAL	15,375 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	213,100	201,000			
St Ind	BRIDLEPATH		BUILDING	437,900	418,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	651,000	619,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/1/2017	NF
MODEL	1		RESIDENTIAL	LIST	7/13/2007	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/14/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,056		59.29	62,606
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,056	1972	274.35	289,718
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	581	1972	195.01	113,301
ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	24		52.50	1,260
FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	180		41.16	7,409
INT FINISH	2	DRYWALL	1.00	D	EPA	N	ENCLOSED PORCH	40		122.56	4,903
HEATING/COOL	9	WARM/CL AIR	1.03	F21	O	FPL 2S 1OP		1		10,658.60	10,659
FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER		1		2,535.80	2,536



YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,637	DETAIL ADJ	1.000
\$NLA(RCN)	\$307	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.5	1.00
ROOMS	6		1.00
BEDROOMS	4		1.00
BATHROOMS	2		1.00
FIXTURES	8	\$10,920	
GARAGE SPACES	0		1.00
% BSMT FIN	0		1.00
# 1/2 BATHS	0		1.00
# OF UNITS	1		1.00

TOTAL RCN	503,311
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	V
EFF.YR/AGE	2007 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$437,900