

Key: 2408

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.563

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BORNSTEIN PETER J & MARCIA A 173 WHIFFLETREE AVENUE BREWSTER, MA 02631				5-49-0				173 WHIFFLETREE AVENUE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BORNSTEIN PETER J & MARCI				08/13/1998	QS	35,000	11633-199				
O HARA MICHAEL K & NANCY				07/21/1972	XX		1692-62				

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	%
582	11/17/2010	12	CYCLICAL NON		12/30/2010	JH	100	100
783	11/28/2007	7	ALTERATIONS	2,500	12/30/2010	JH	100	100
221	05/04/2004	2	ADD	26,000	01/03/2009	JH	100	100
55	02/08/1999	3	OUT BUILDING	1,600				
		5	OTHER	5,500	05/17/1999	JB	100	100

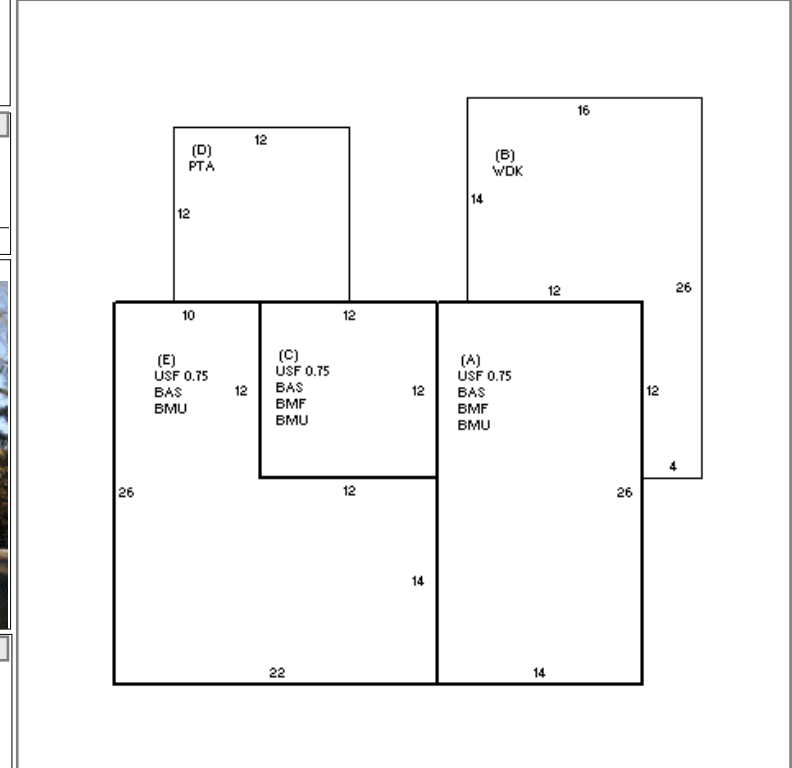
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,156	12	1.00	12L 1.00	A 1.00	219,200	2.04	A 1.00	R03 1.00		227,240

TOTAL	22,156 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	227,200	214,400
St Ind	BRIDLEPATH		LAND	420,300	401,600			
Infl	AVERAGE		DETACHED	1,600	1,600			
			OTHER	0	0			
						TOTAL	649,100	617,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X8	2004	80	22.01	1,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/25/2018	REF
MODEL	1		RESIDENTIAL	LIST	1/25/2018	REF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/17/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	1,638	DETAIL ADJ	1.000
\$NLA(RCN)	\$298	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		7	\$9,282
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	936		60.18	56,329
EXT COVER	2	CLAPBOARD	1.00	+	BMF	N	BSMT FINISH	508		41.14	20,900
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	936	1998	271.54	254,166
ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	702	1998	187.52	131,642
FLOOR COVER	1	HARDWOOD	1.00	B	WDK	N	WOOD DECK	272		39.98	10,875
INT FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	144		16.22	2,336
HEATING/COOL	2	HOT WATER	1.00		GFP	O	GAS FIREPLACE	1		3,188.50	3,189
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	488,718
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2005 / 18
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$420,300