

Key: 2409

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.564

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PETTY JEAN E 163 WHIFFLETREE AVENUE BREWSTER, MA 02631				5-48-0				163 WHIFFLETREE AVENUE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PETTY JEAN E				05/26/2004	QS	469,000	18643-05				
FYFE STUART & CHARLOTTE M				10/23/2001	F	1	14356-85				
FYFE STUART & CHARLOTTE M				08/13/2001	A	90,000	14135-82				

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	%
511	06/17/2022	7	ALTERATIONS	23,288	03/23/2023	TCK	100	100
734	12/03/2001	2	ADD	3,700	05/05/2003	TN	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,088	12	1.00	12L 1.00 A 1.00	219,200	1.85	A	1.00	R03	1.00	233,530

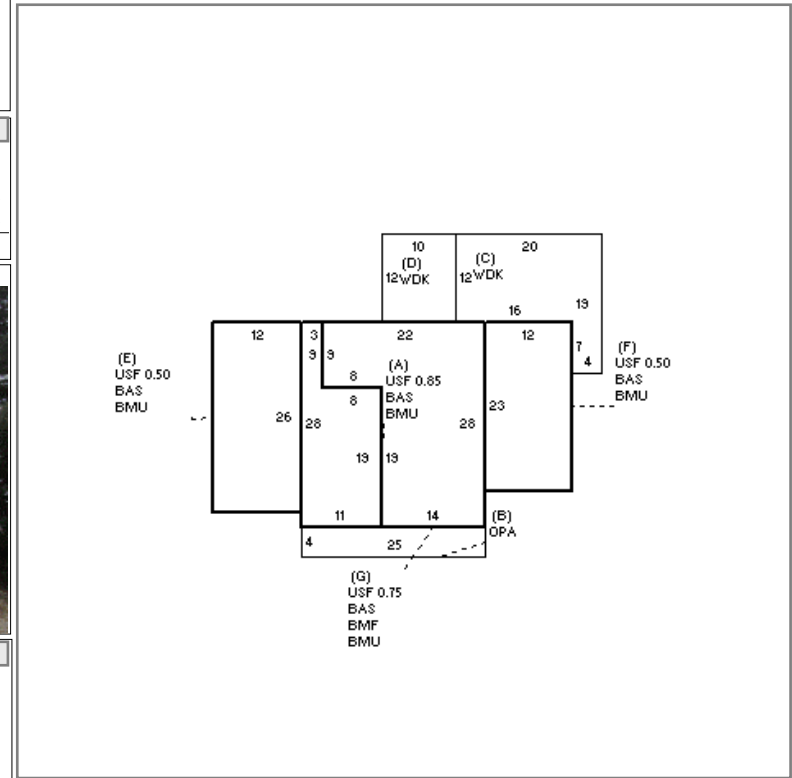
TOTAL	25,088 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
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Nbhd	NBHD 12	St Ind	BRIDLEPATH	Infl	AVERAGE	LAND	233,500	220,300
						BUILDING	511,400	489,700
						DETACHED	0	0
						OTHER	0	0
						TOTAL	744,900	710,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	HATCH TO ATTIC
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BUILDING	CD	ADJ	DESC	MEASURE	1/31/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/20/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	4/8/2023	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	2,131	DETAIL ADJ	1.000
\$NLA(RCN)	\$333	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		9	1.00
BEDROOMS		5	1.00
BATHROOMS		2	1.00
FIXTURES		9	\$13,514
GARAGE SPACES		0	1.00
% BSMT FIN		35	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,288		62.76	80,837
+	BAS	L	BASE AREA	1,288	1974	284.71	366,703
+	USF	L	UPPER STORY FIN	843	1974	210.18	177,179
B	OPA	N	OPEN PORCH	100		57.75	5,775
+	WDK	N	WOOD DECK	388		45.28	17,568
G	BMF	N	BSMT FINISH	464		46.59	21,616
F21	O	O	FPL 2S 1OP	1		11,724.40	11,724
GFP	O	O	GAS FIREPLACE	1		3,610.50	3,611
ODS	O	O	OUTDOOR SHOWER	1		2,789.30	2,789
WPL	O	O	WHIRLPOOL	1		8,932.80	8,933

TOTAL RCN	710,249
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$511,400