Key: 2443

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,596

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HUTCHINSON ROBIN H &	5-24-0	214 WHIFFLETREE AVENUE
ZELKOWITZ LEAH ET AL		
214 WHIFFLETREE AVENUE		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HUTCHINSON ROBIN H &	05/05/2010	QS	340,000	(191332)
SABECKY DONNA M	04/13/1987	XX		(110458)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

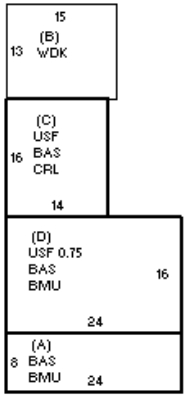
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
678	08/10/2018	7	ALTERATIONS	600	07/10/2019	NF	100	100
579	07/25/2017	7	ALTERATIONS	43,000	06/13/2018	NF	100	100
343	07/14/2010	7	ALTERATIONS	1,555	12/28/2010	JH	100	100
NP		12	CYCLICAL NON		02/08/2008	JH	100	100
253	05/04/1994	2	ADD	3,400	01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,012	12 1.00	A 1.00	A 1.00	219,200	1.54	A 1.00	R03 1.00			248,060

TOTAL	32,012 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	248,100	234,000
BUILDING	357,400	337,600
DETACHED	900	900
OTHER	0	0
TOTAL	**606,400**	**572,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X10		80	22.01	900

PHOTO 07/10/2019

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/25/2018	NF
LIST	2/10/2018	NF
REVIEW	7/17/2019	EMZ

BLDG COMMENTS

HATCH TO ATTIC

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,312	DETAIL ADJ	1.000
$NLA(RCN)	$328	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,555
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
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	576		70.19	40,429
A	BAS	L	BASE AREA	192	1980	305.41	58,639
B	WDK	N	WOOD DECK	195		41.16	8,026
C	CRL	N	BSMT CRAWL	224		31.88	7,142
+	BAS	L	BASE AREA	608	1980	305.41	185,692
C	USF	L	UPPER STORY FIN	224	1995	195.01	43,682
D	USF	L	UPPER STORY FIN	288	1980	195.01	56,164
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536
	WPL	O	WHIRLPOOL	1		8,120.70	8,121

TOTAL RCN	430,644
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	E
HEAT/ELEC	A
EFF.YR/AGE	1999 / 24
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	$357,400