

Key: 2445

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.598

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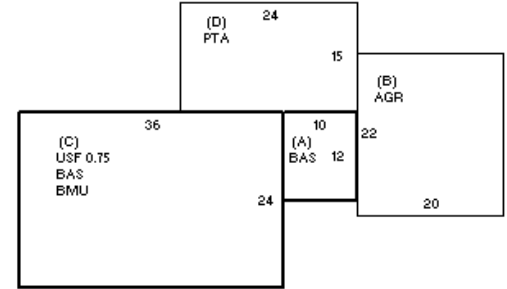
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|------|------------|------|------------|--------------|------------------------|------|-----|------------|-----------|
| FLYNN JESSE DYLAN & BALBONI KRISTA 269 WHIFFLETREE AVE BREWSTER, MA 02631 | | | | 5-94-0 | | | | 269 WHIFFLETREE AVENUE | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| FLYNN JESSE DYLAN & BALBO | | | | 03/03/2021 | F | 1 | 33855-192 | | | | | |
| FLYNN JESSE | | | | 05/30/2019 | QS | 406,200 | 32054-67 | | | | | |
| DAVIS AMANDA V & CORY A | | | | 02/04/2015 | QS | 301,000 | 28665-258 | | | | | |
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 17,700 | 12 | 1.00 | A | 1.00 | A | 1.00 | | | | 219,200 |
| | | | | | | | 2.45 | A | 1.00 | R03 | 1.00 | 217,960 |

| 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 | % |
| 23-247 | 03/24/2023 | 7 | ALTERATIONS | 11,000 | 06/07/2024 | TCK | 100 | 100 |
| 747 | 08/19/2019 | 7 | ALTERATIONS | 2,783 | 07/16/2020 | MR | 100 | 100 |
| | 05/30/2019 | 16 | MLS REVIEW | 406,200 | 05/20/2020 | JMG | 100 | 100 |
| 323 | 04/17/2013 | 7 | ALTERATIONS | 400 | 08/12/2014 | RJM | 100 | 100 |
| 84 | 02/05/2013 | 7 | ALTERATIONS | 3,200 | 08/12/2014 | RJM | 100 | 100 |

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| TOTAL | 17,700 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | NBHD 12 | NOTE | | | | LAND | 218,000 | 205,600 |
| St Ind | AVERAGE | | BUILDING | 339,200 | 324,900 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 557,200 | 530,500 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



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| BUILDING | CD | ADJ | DESC | MEASURE | 1/25/2018 | NF |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/25/2018 | 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%] | | | |

BLDG COMMENTS

| YEAR BLT | 1970 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 484,630 | | |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,632 | DETAIL ADJ | 1.000 | FOUNDATION | 5 | OTHER | 1.00 | + | BAS | L | BASE AREA | 984 | 1970 | 271.54 | 267,199 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$297 | OVERALL | 1.020 | EXT COVER | 1 | WD SHINGLE | 1.00 | B | AGR | N | ATT GARAGE | 440 | | 41.32 | 18,183 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | BMU | N | BSMT UNFINISHED | 864 | | 60.18 | 51,996 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | C | USF | L | UPPER STORY FIN | 648 | 1970 | 187.53 | 121,517 | KITCHEN | A | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | D | PTA | N | PATIO | 360 | | 13.78 | 4,962 | BATHS | A | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | F21 | O | FPL 2S 10P | 1 | | 10,354.00 | 10,354 | HEAT/ELEC | A | | |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | | ODS | O | OUTDOOR SHOWER | 1 | | 2,463.30 | 2,463 | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1973 / 50 |
| | | | | | | | | | | | | | | | | | | COND | 30 30 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 30 % GD 70 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$339,200 |