Key: 2476

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,633

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BUONO JOYCE 272 WHIFFLETREE AVENUE BREWSTER, MA 02631	5-19-0	272 WHIFFLETREE AVENUE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BUONO JOYCE	04/10/2001	A		(161145)
BUONO THOMAS J & JOYCE	12/06/1985	XX	45,000	(104478)

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

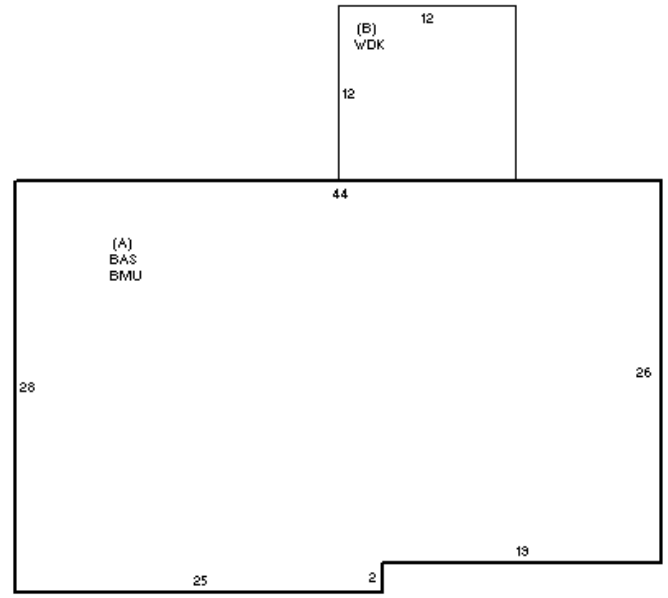
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1133	12/29/2021	7	ALTERATIONS	15,260	05/06/2022	TCK	100	100
603	06/26/2019	7	ALTERATIONS	4,900	07/16/2020	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,012	12 1.00	A 1.00	A 1.00	219,200	1.58	A 1.00	R03 1.00			245,960

TOTAL	31,012 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	246,000	232,100
BUILDING	296,500	283,600
DETACHED	0	0
OTHER	0	0
TOTAL	**542,500**	**515,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/06/2022

BLDG COMMENTS

BUILDING

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

MEASURE	1/25/2018	NF
LIST	1/25/2018	EST
REVIEW	5/24/2022	MR

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	1,194	DETAIL ADJ	1.000
$NLA(RCN)	$327	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,900
GARAGE SPACES	0	1.00
% BSMT FIN	0	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	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,194		56.46	67,417
A	BAS	L	BASE AREA	1,194	1986	253.90	303,151
B	WDK	N	WOOD DECK	144		39.20	5,645
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	390,165

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1986 / 37	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$296,500