Key: 2477

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,634

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BELLEROSE PRISCILLA A 291 WHIFFLETREE AVENUE BREWSTER, MA 02631	5-16-0	291 WHIFFLETREE AVENUE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BELLEROSE PRISCILLA A	06/21/2002	H		(117847)
BLOOM CHARLES &	06/23/1989	QS	125,000	(117847)
C BLOOM & P BELLEROSE	02/06/1989	L	30,000	N/A-N/A

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

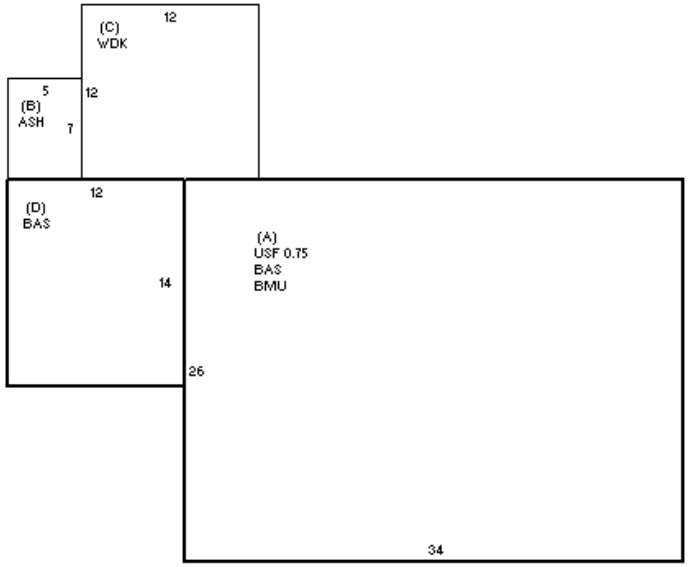
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
106	02/14/2014	7	ALTERATIONS	1,965	06/04/2015	MW	100	100
785	12/30/2005	7	ALTERATIONS	200			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,700	12 1.00	A 1.00	A 1.00	219,200	2.71	A 1.00	R03 1.00			213,810

TOTAL	15,700 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	213,800	201,700
BUILDING	335,000	316,300
DETACHED	0	0
OTHER	0	0
TOTAL	**548,800**	**518,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/25/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [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	12/16/2019	MR

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,715	DETAIL ADJ	1.000
$NLA(RCN)	$283	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
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	1	GABLE	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
A	BMU	N	BSMT UNFINISHED	884		60.18	53,199
A	USF	L	UPPER STORY FIN	663	1971	187.52	124,329
B	ASH	N	ATT SHED	35		29.73	1,040
C	WDK	N	WOOD DECK	144		39.99	5,758
+	BAS	L	BASE AREA	1,052	1971	266.52	280,375
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	485,474
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1971 / 52	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$335,000