

Key: 7069

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.297

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
FLAHERTY JOHN J & JEANNE M TRUSTEES FLAHERTY FAMILY INVESTMENT TRUST 125 MONATIQUOT AVENUE BRAintree, MA 02184		52-7-0	182 PINE BLUFF ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
FLAHERTY JOHN J & JEANNE		02/28/2022	F	1	34934-168	
FLAHERTY JOHN J & JEANNE		07/30/1999	QS	131,000	12444-305	
MAGUIRE GERARD T		11/17/1982	XX		3608-150	

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	%
762	10/03/2022	7	ALTERATIONS	11,000	03/15/2023	TCK	100	100
612	09/15/2020	7	ALTERATIONS	1,332	12/21/2020	NF	100	100
58	02/03/1998	2	ADD	3,000	07/09/1999	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,000	14	1.00	A	1.00	A	1.00	252,080	2.66	A	1.00	R03	1.15			246,710

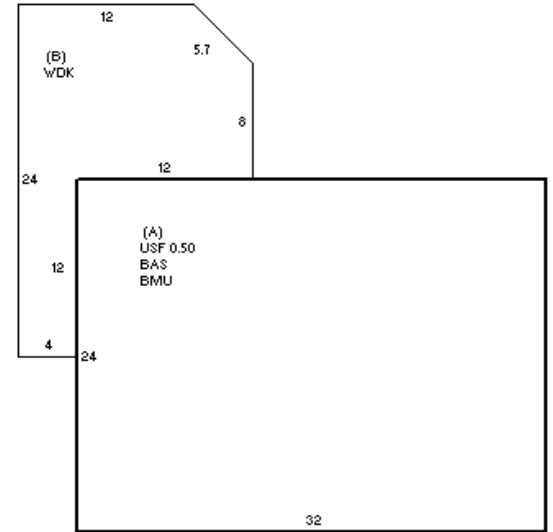
TOTAL	16,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	246,700	253,000
St Ind	AVERAGE		BUILDING	267,800	252,800			
Infl	AVERAGE		DETACHED	1,800	1,700			
			OTHER	0	0			
						TOTAL	516,300	507,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	20 0.80 10X10		100	22.01	1,800	03/15/2023



BUILDING	CD	ADJ	DESC	MEASURE	8/9/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/9/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	4/3/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	357,072
NET AREA	1,152	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		60.43	46,414	CONDITION ELEM	CD
\$NLA(RCN)	\$310	OVERALL	0.970	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	768	1983	282.14	216,686	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	384	1983	180.15	69,179	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	232		38.02	8,821	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		9,846.50	9,847	BATHS	A
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,342.60	2,343	HEAT/ELEC	A
				HEATING/COOL	5	ELECTRIC BB	1.00										
				FUEL SOURCE	3	ELECTRIC	0.95										



CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$3,783
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

EFF.YR/AGE	1983 / 40
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$267,800