

Key: 7566

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.794

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WHELAN PATRICIA A 446 FREEMANS WAY BREWSTER, MA 02631				107-7-0				446 FREEMANS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHELAN PATRICIA A				07/28/2022	DC	13514-246	13514-246				
WHELAN PATRICK J & PATRIC				01/26/2001	QS	195,000	13514-246				
WATERMAN BETSY B				03/30/1998	S	112,000	11320-247				

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	%
879	12/12/2022	7	ALTERATIONS	3,323	03/06/2023	TCK	100	100
		14	CYCLICAL GRO		01/04/2021	TCK	100	100
		12	CYCLICAL NON		06/10/2013	SF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	43,560	13	1.00	A	1.00	A	1.00	197,280	1.24	A	1.00	RM2	0.90				245,020

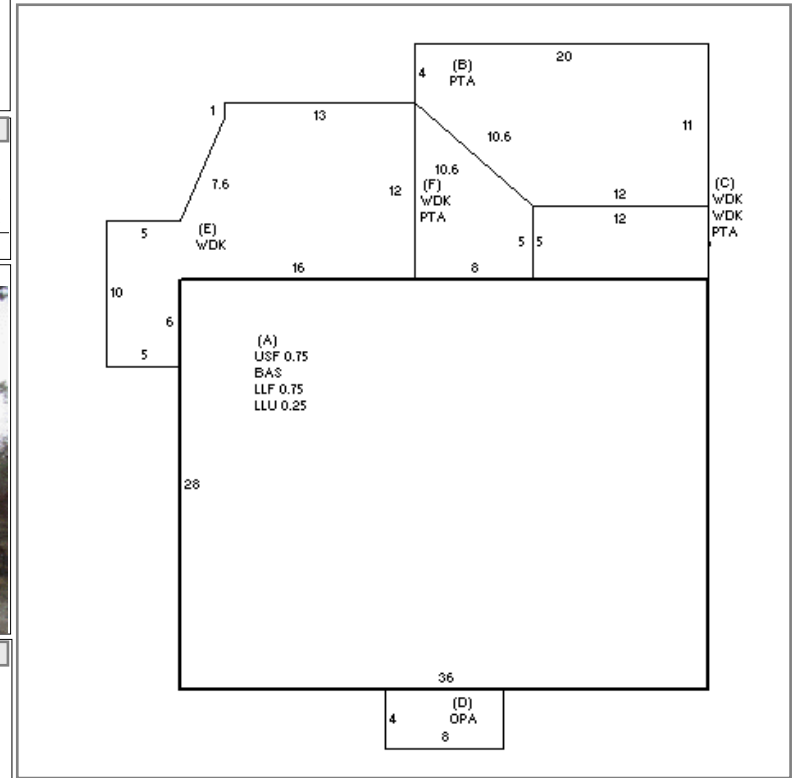
TOTAL	43,560 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	245,000	231,200			
St Ind	AVERAGE		BUILDING	405,100	382,600			
Infl	AVERAGE		DETACHED	9,300	9,100			
			OTHER	0	0			
TOTAL			TOTAL	659,400	622,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90	50 0.50 15X8		120	19.25	1,200
CTA	A	1.00	80 0.20 60X120		1	36,296.90	7,300
PTD	A	1.00	30 0.70 11X11		121	9.00	800



BUILDING	CD	ADJ	DESC	MEASURE	1/4/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/4/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/30/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS			BMF=3 BEDRM/BATH INFO @ DOOR (1/4/21)		
---------------	--	--	--	--	--



YEAR BLT	1979	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,520	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$220	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	1.00
STORIES	1.75	1.00		ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	4	1.00		FLOOR COVER	3	WW CARPET	1.00
BEDROOMS	1	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOL	14	ELECT BB+AC	1.01
FIXTURES	8	\$10,192		FUEL SOURCE	3	ELECTRIC	0.95
GARAGE SPACES	0	1.00					
% BSMT FIN	75	1.00					
# 1/2 BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	554,998
A	LLU	N	LOWER LEVEL UNF	252		89.65	22,591	CONDITION ELEM CD	
A	LLF	L	LOWER LEVEL FIN	756	1979	128.11	96,853	EXTERIOR	A
A	BAS	L	BASE AREA	1,008	1979	253.50	255,531	INTERIOR	A
A	USF	L	UPPER STORY FIN	756	1979	178.37	134,847	KITCHEN	A
B	PTA	N	PATIO	192		14.65	2,814	BATHS	A
C	PTA	N	PATIO	60		20.05	1,203	HEAT/ELEC	A
D	OPA	N	OPEN PORCH	32		48.51	1,552		
+	WDK	N	WOOD DECK	417		38.03	15,859		
F	PTA	N	PATIO	68		20.06	1,364		
F21	O	O	FPL 2S 1OP	1		9,848.50	9,849		
ODS	O	O	OUTDOOR SHOWER	1		2,343.00	2,343		

EFF.YR/AGE	1979 / 44
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$405,100