

Key: **8383**

**Town of BREWSTER - Fiscal Year 2025**

9/17/2024 2:15 pm SEQ #: 8.623

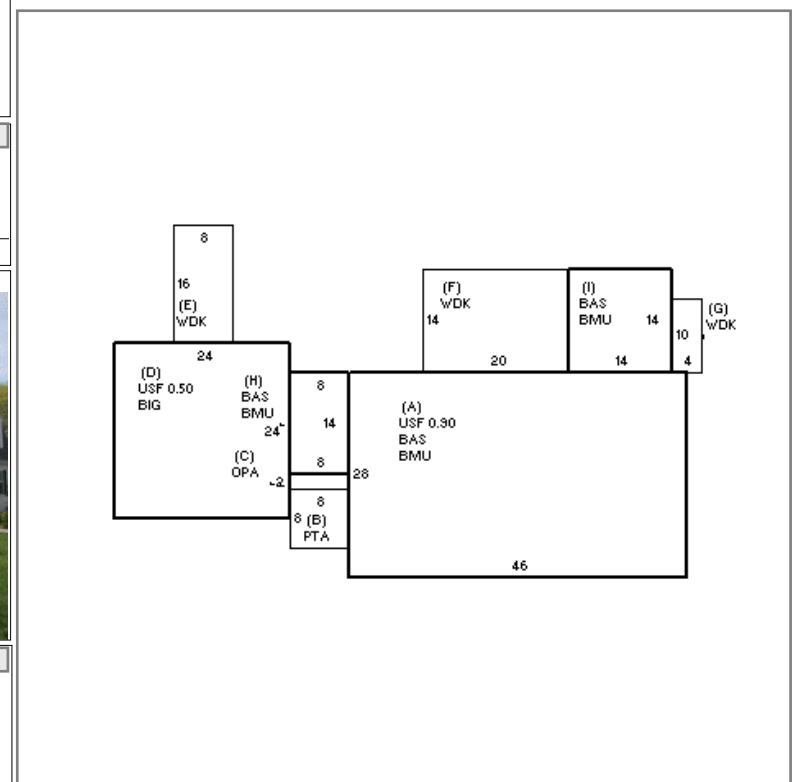
CURRENT OWNER				PARCEL ID				LOCATION				
FLAHERTY PETER E & CATHERINE M				82-14-0				7 VALLEY ROAD				
7 VALLEY RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
BREWSTER, MA 02631				FLAHERTY PETER E & CATHER				10/26/1987	XX		(112566)	

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	%
568	10/04/1995	12	CYCLICAL NON	15,000	05/23/2016	WFF	100	100
		2	ADD		06/07/1996	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	23,693	17	1.00	A	1.00	A	1.00	295,920	1.93	A	1.00	R06	1.35			311,340

TOTAL	23,693 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE				LAND	311,300	293,700
St Ind	AVERAGE		BUILDING	673,500	644,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>						<b>984,800</b>	<b>938,000</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/23/2016	WFF
MODEL	1		RESIDENTIAL			
STYLE	5	1.05	COLONIAL [100%]	LIST	5/23/2016	EST
QUALITY	+	1.10	PLUS AVE [100%]	REVIEW		
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
OUTDOOR SHOWER

YEAR BLT	1988	SIZE ADJ	0.980
NET AREA	3,043	DETAIL ADJ	1.000
\$NLA(RCN)	\$287	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	\$13,514
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,596		59.57	95,073
EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,596	1988	273.43	436,400
ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	1,447	1988	182.62	264,246
ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	64		23.40	1,498
FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	16		56.59	906
INT FINISH	2	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	576		55.08	31,727
HEATING/COOL	2	HOT WATER	1.00	+	WDK	N	WOOD DECK	448		44.37	19,878
FUEL SOURCE	1	OIL	1.00	F21	O		FPL 2S 1OP	1		11,489.90	11,490

TOTAL RCN	874,730	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1988 / 35	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$673,500	

LEGAL

LAND

DETACHED

BUILDING

FIN

ING