

Key: 1242

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.352

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CURRENT OWNER					PARCEL ID					LOCATION				
OTIPOBY KEVIN L & KERRIE M 39 THOMAS STREET ASHLAND, MA 01721					101-75-0					45 MILLSTONE ROAD				
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)						
					08/27/2021	QS	660,000	34417-97						
					02/28/2013	H		27169-203						
					01/05/2007	QS	326,500	21675-031						

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	%
SR22-5	06/27/2022	3	OUT BUILDING	8,000	07/10/2024	TCK	100	100
	08/27/2021	16	MLS REVIEW	660,000	05/12/2022	JMG	100	100
		14	CYCLICAL GRO		01/05/2021	TCK	100	100
608	08/07/2017	7	ALTERATIONS	15,000	05/24/2018	NF	100	100
749	08/19/2016	7	ALTERATIONS	500	03/31/2017	NF	100	100

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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,404	13	1.00	A	1.00	A	1.00	197,280	2.75	A	1.00	RM2	0.90			191,840

TOTAL	15,404 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	LAND	191,800	181,000			
St Ind	AVERAGE		BUILDING	409,800	391,100			
Infl	AVERAGE		DETACHED	1,600	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>603,200</b>	<b>572,100</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/10/2024
SHF	A	1.00	10 0.90 10X8	2022	80	22.01	1,600		

BUILDING	CD	ADJ	DESC	MEASURE	1/5/2021	TCK
MODEL	1		RESIDENTIAL	LIST	5/12/2022	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	7/26/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	435,918
NET AREA	1,456	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		60.77	50,561	CONDITION ELEM	CD
\$NLA(RCN)	\$299	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	416		41.54	17,282	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	832	1986	284.36	236,590	INTERIOR	V
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	624	1986	189.36	118,163	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00	B	PTA	N	PATIO	180		15.56	2,801	BATHS	V
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488	HEAT/ELEC	G
				HEATING/COOL	15	HTWT+DCTLS AC	1.01										
				FUEL SOURCE	2	GAS	1.00										

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USF 0.75  
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BMF 0.50  
BMU

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32

EFF.YR/AGE	2017 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$409,800