

Key: 13370

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.290

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
WATKINS JONATHAN F 1269 MILLSTONE ROAD BREWSTER, MA 02631		85-156-0		1269 MILLSTONE ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WATKINS JONATHAN F		08/30/2019	O	360,000	(220414)
DAKOYANNIS LOUIS J TRUSTE		08/02/2018	F	10	(216931)
POMAROLE MICHAEL		07/20/2018	L	207,900	(216813)

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 %
66	01/28/2022	2	ADD	60,000	07/11/2024	TCK	80 80
816	11/12/2020	7	ALTERATIONS	2,000	01/25/2021	TCK	100 100
654	09/29/2020	7	ALTERATIONS	400	04/04/2023	TCK	100 100
558	08/27/2020	7	ALTERATIONS	3,000	04/04/2023	TCK	100 100
1014	11/14/2019	7	ALTERATIONS	4,018	07/15/2020	MR	100 100

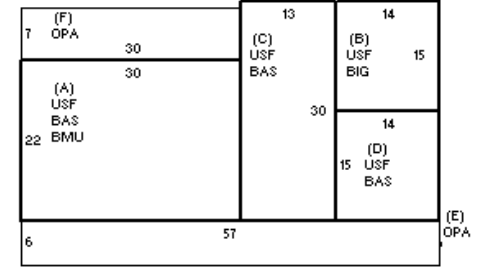
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	13	1.00	34	1.00	A	1.00	157,824	1.00	20	0.80	RM2	0.90		218,410
300	A	0.096	13	1.00	34	1.00	A	1.00	10,800	1.00	A	1.00	RM2	0.90		1,040

TOTAL	1.473 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		N	SUBDIV OF PARCEL 14-1 FOR FOR FY 2004 --			LAND	219,500	207,000
St Ind	CH MILLSTONE		O	LOT 8 ON PENDING LCP# 40596-C -- ZONED RM & CH			BUILDING	557,500	532,800
Infl	AVERAGE		T	TOPO=ABUTS CIM			DETACHED	0	0
			E				OTHER	0	0
							TOTAL	777,000	739,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
INFO @ DOOR 1/25/2021



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/25/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/25/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	7/29/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	655,937
NET AREA	2,730	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	660		63.53	41,931		
\$NLA(RCN)	\$240	OVERALL	1.030	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	660	2022	164.51	108,580		
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	210		57.52	12,078		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	810	2005	164.51	133,256		
				FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BASE AREA	390	2020	251.36	98,029		
				INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	870	1995	251.36	218,680		
				HEATING/COOL	16	FHA+DCTLS AC	1.01	+	OPA	N	OPEN PORCH	552		50.98	28,144		
				FUEL SOURCE	2	GAS	1.00	+	GFP	O	GAS FIREPLACE	1		3,187.60	3,188		

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A

EFF.YR/AGE	2018 / 5	
COND	5	5%
FUNC	10	UC
ECON	0	
DEPR	15	% GD 85
RCNLD	\$557,500	