Key: 1772

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,913

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GLAH MILLER LLC 5 RIVER ROAD MARSTONS MILLS, MA 02648	67-84-0	2100 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GLAH MILLER LLC	11/09/2020	QS	910,000	33452-53
PERRAULT ALAN D	04/12/2018	O	387,500	31196-160
PRP II PALS LLC	03/22/2016	L	512,000	29524-116

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1110	100	4 TO 8 UNITS	2100	1	1 of 5

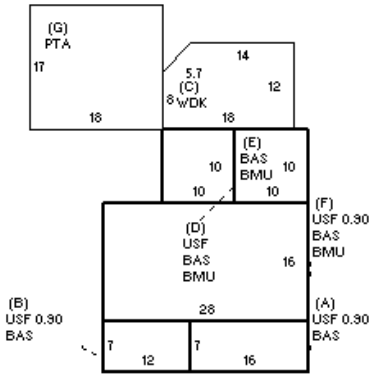
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	03/13/2024	22	I & E				0	0
23-929	09/13/2023	7	ALTERATIONS	5,854			0	0
	06/20/2023	22	I & E				0	0
22-912	11/02/2022	7	ALTERATIONS	5,000			0	0
1078	12/06/2021	7	ALTERATIONS	3,750	05/18/2022	TCK	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	40,000	CIM 1.00	A 1.00	A 1.00	322,400	1.00	A 1.00	C02 1.00			296,050
303	A	0.192	CIM 1.00	A 1.00	A 1.00	14,200	1.00	A 1.00	C02 1.00			2,730

TOTAL	1.110 Acres	ZONING	RM	FRNT	0
Nbhd	CIM	NOTE	FY2020 Street Numbers changed to 2100, A,B,C, & D per Bldg & FD		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	298,800	287,300
BUILDING	325,200	307,100
DETACHED	2,100	2,100
OTHER	458,000	432,700
TOTAL	**1,084,100**	**1,029,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	8X12	2018	96	22.01	2,100

PHOTO 05/18/2022

BLDG COMMENTS

FRONT HOUSE #2100
'BAYBERRY'
GENERATOR

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/15/2019	NF
LIST	5/15/2019	NF
REVIEW	6/13/2022	MR

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,524	DETAIL ADJ	1.000
$NLA(RCN)	$288	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	5	VINYL	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	844	1950	289.88	244,663
+	USF	L	UPPER STORY FIN	680	1950	193.04	131,268
C	WDK	N	WOOD DECK	208		41.16	8,562
+	BMU	N	BSMT UNFINISHED	648		65.42	42,392
G	PTA	N	PATIO	306		14.19	4,343

TOTAL RCN 439,417

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

EFF.YR/AGE 1981 / 42

COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74

RCNLD $325,200

Key: 1772

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,914

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GLAH MILLER LLC 5 RIVER ROAD MARSTONS MILLS, MA 02648	67-84-0	2100 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1110	100	4 TO 8 UNITS	2100A	2	2 of 5

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

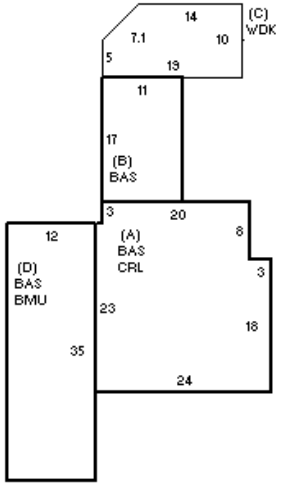
TOTAL		ZONING	FRNT
Nbhd		NOTE	
St Ind			
Infl			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	263,600	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/18/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/15/2019	NF
LIST	5/15/2019	NF
REVIEW	7/23/2020	MR

BLDG COMMENTS

'RANCH' #2100A

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,204	DETAIL ADJ	1.000
$NLA(RCN)	$296	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,900
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	597		30.37	18,128
+	BAS	L	BASE AREA	1,204	1950	246.50	296,786
C	WDK	N	WOOD DECK	178		39.20	6,978
D	BMU	N	BSMT UNFINISHED	420		66.85	28,076
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN 356,283

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

EFF.YR/AGE 1981 / 42

COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74

RCNLD $263,600

Key: 1772

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,915

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GLAH MILLER LLC 5 RIVER ROAD MARSTONS MILLS, MA 02648	67-84-0	2100 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1110	100	4 TO 8 UNITS	2100B	3	3 of 5

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

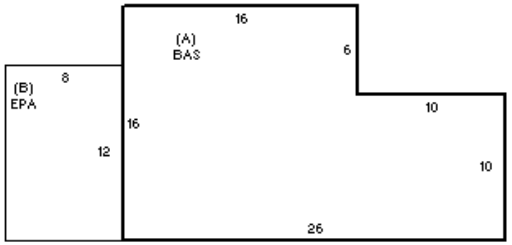
TOTAL		ZONING	FRNT
Nbhd		NOTE	
St Ind			
Infl			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	79,800	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/18/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/15/2019	NF
LIST	5/15/2019	NF
REVIEW	7/23/2020	MR

BLDG COMMENTS

#2100B 'SANDPIPER'

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	356	DETAIL ADJ	1.000
$NLA(RCN)	$303	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,510
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	5	VINYL	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	356	1950	270.66	96,354
B	EPA	N	ENCLOSED PORCH	96		83.32	7,998

TOTAL RCN	107,862

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

EFF.YR/AGE	1981 / 42	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$79,800

Key: 1772

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,916

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GLAH MILLER LLC 5 RIVER ROAD MARSTONS MILLS, MA 02648	67-84-0	2100 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1110	100	4 TO 8 UNITS	2100C	4	4 of 5

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

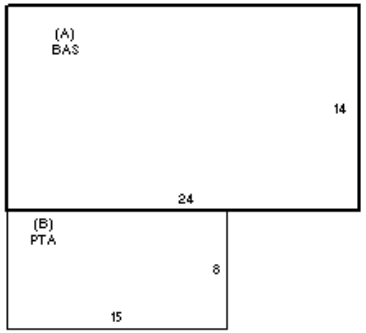
TOTAL		ZONING	FRNT
Nbhd		NOTE	
St Ind			
Infl			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	71,200	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/18/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/15/2019	NF
LIST	5/15/2019	NF
REVIEW	7/23/2020	MR

BLDG COMMENTS

#2100C 'BRIARWOOD'

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	336	DETAIL ADJ	1.000
$NLA(RCN)	$286	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	2	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,510
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	4	FLAT/SHED	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	5	VINYL	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	336	1950	270.66	90,941
B	PTA	N	PATIO	120		14.31	1,717

TOTAL RCN	96,168

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

EFF.YR/AGE	1981 / 42	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$71,200

Key: 1772

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,917

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GLAH MILLER LLC 5 RIVER ROAD MARSTONS MILLS, MA 02648	67-84-0	2100 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1110	100	4 TO 8 UNITS	2100D	5	5 of 5

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

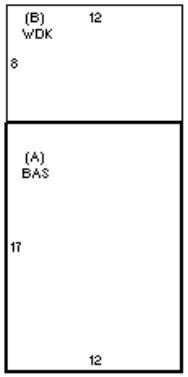
TOTAL		ZONING	FRNT
Nbhd		NOTE	
St Ind			
Infl			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	43,400	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/15/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/15/2019	NF
LIST	5/15/2019	EST
REVIEW	7/23/2020	MR

BLDG COMMENTS
UNIT D
INFO PER PLANS (7/23/20)

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	204	DETAIL ADJ	1.000
$NLA(RCN)	$288	OVERALL	0.850

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	1	1.00
BEDROOMS	0	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,315
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	5	VINYL	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	204	1950	255.62	52,147
B	WDK	N	WOOD DECK	96		33.32	3,199

TOTAL RCN	58,660
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT/ELEC	G

EFF.YR/AGE	1981 / 42	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$43,400