

Key: 3313

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.511

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
RAMIREZ EVAN M & DAUPHINA KIRSTEN A 328 MILLSTONE ROAD BREWSTER, MA 02631				100-20-0				328 MILLSTONE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RAMIREZ EVAN M & DAUPHINA				04/19/2019	QS	375,000		(219170)			
BROWN NANCY E				07/21/2011	H	(77792)		(77792)			
BROWN KEVIN & NANCY				04/13/1979	XX	(77792)		(77792)			

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	%
850	04/19/2019	16	MLS REVIEW	375,000	03/11/2020	JMG	100	100
	10/17/2014	7	ALTERATIONS	1,845	06/22/2015	MW	100	100
633	10/25/2000	12	CYCLICAL NON ADD	10,000	06/12/2013	SF	100	100

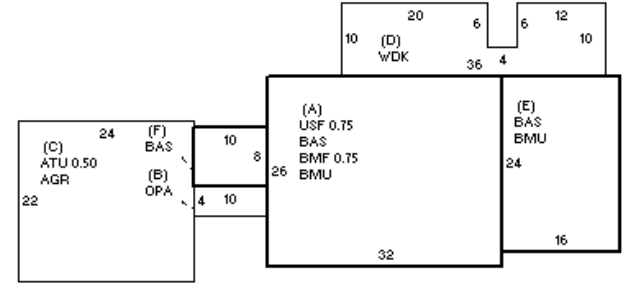
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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,995	13	1.00	A	1.00	A	1.00	197,280	2.54	A	1.00	RM2	0.90			195,120

TOTAL	16,995 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	195,100	184,100
St Ind	AVERAGE		BUILDING	471,200	445,100			
Infl	AVERAGE		DETACHED	300	300			
			OTHER	0	0			
						TOTAL	666,600	629,500

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	80 0.20 8X8		64	22.01	300



BUILDING	CD	ADJ	DESC	MEASURE	1/7/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/7/2021	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	2/17/2021	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
Extra Fixture in BMF
BMF=FAM RM/BATH
INFO @ DOOR (1/7/21)

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YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,920	DETAIL ADJ	1.000
\$NLA(RCN)	\$327	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	10	\$13,650
GARAGE SPACES	2	1.00
% BSMT FIN	75	1.00
# 1/2 BATHS	0	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	1,216		57.06	69,380
EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	624		39.47	24,631
ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	624	1979	193.04	120,457
ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	40		52.50	2,100
FLOOR COVER	3	W/W CARPET	1.00	C	AGR	N	ATT GARAGE	528		40.73	21,505
INT FINISH	2	DRYWALL	1.00	C	ATU	N	ATTIC UNF	264		56.07	14,803
HEATING/COOL	2	HOT WATER	1.00	D	WDK	N	WOOD DECK	336		41.16	13,830
FUEL SOURCE	2	GAS	1.00	E	BAS	L	BASE AREA	384	2000	258.83	99,389
				+	BAS	L	BASE AREA	912	1979	258.83	236,048
					BMG	O	BSMT GARAGE	1		4,669.40	4,669
					MST	O	MAS/METAL STACK	1		5,278.40	5,278
					ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	628,276
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1983 / 40
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$471,200