

Key: 3331

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.530

LEGALS

| CURRENT OWNER | | PARCEL ID | LOCATION | | |
|---|--|------------|--------------------|------------------|--------------|
| JOHNSON JOY C TRUSTEE JOY C JOHNSON FAMILY TRUST 398 MILLSTONE ROAD BREWSTER, MA 02631 | | 99-57-0 | 398 MILLSTONE ROAD | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| JOHNSON JOY C TRUSTEE | | 01/03/2008 | F | 1 (184952) | |
| JOHNSON JOY C & JEREMY C | | 07/19/2001 | A | 1 (162197) | |
| JOHNSON JOY C | | 06/06/1996 | QS | 105,500 (140937) | |

| 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 | % |
| 661 | 12/10/2010 | 7 | ALTERATIONS | 4,500 | 03/07/2012 | MR | 100 | 100 |
| 228 | 04/05/2007 | 7 | ALTERATIONS | 18,000 | 09/17/2008 | JH | 100 | 100 |
| | | 12 | CYCLICAL NON | | 11/03/2003 | TG | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|---------|
| 100 | S | 15,600 | 13 | 1.00 | A | 1.00 | A | 1.00 | 197,280 | 2.72 | A | 1.00 | RM2 | 0.90 | | | | 192,230 |

| TOTAL | 15,600 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | NBHD 13 | NOTE | | | | LAND | 192,200 | 181,400 |
| St Ind | AVERAGE | | BUILDING | 282,200 | 270,200 | | | |
| Infl | AVERAGE | | DETACHED | 600 | 500 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 475,000 | 452,100 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 50 0.50 6X8 | | 48 | 22.94 | 600 |

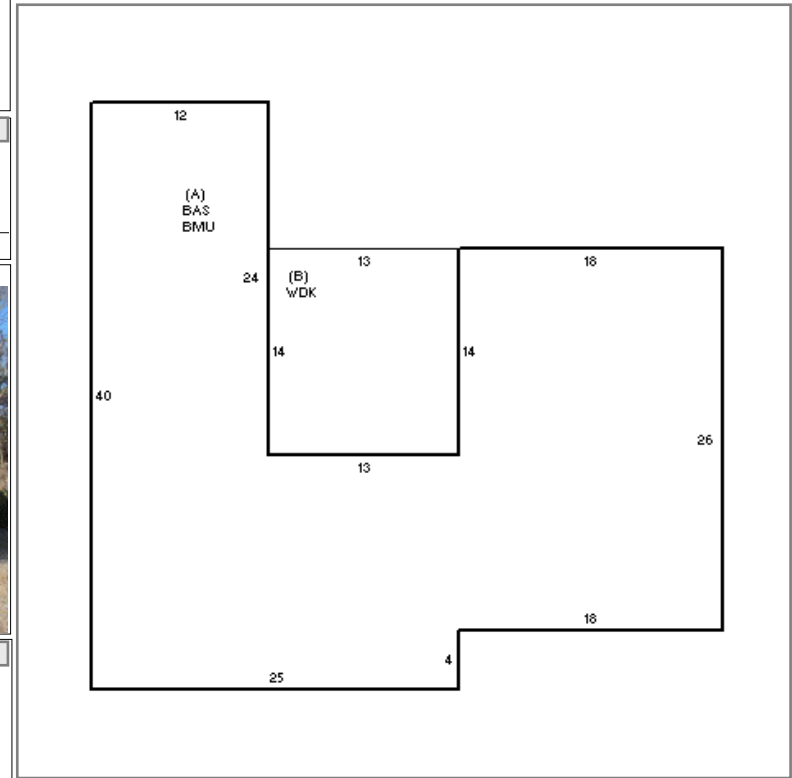


BLDG COMMENTS

INFO @ DOOR (1/7/21)

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 1/7/2021 | TCK |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/5/2011 | JH |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 2/17/2021 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |



| YEAR BLT | 1978 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|---------------|-------|------------|-------|--------------|----|-------------|------|
| NET AREA | 1,156 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 |
| \$NLA(RCN) | \$339 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLE | 1.00 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 1 | 1.00 | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 |
| ROOMS | 5 | 1.00 | | FLOOR COVER | 3 | W/W CARPET | 1.00 |
| BEDROOMS | 2 | 1.00 | | INT FINISH | 2 | DRYWALL | 1.00 |
| BATHROOMS | 2 | 1.00 | | HEATING/COOL | 2 | HOT WATER | 1.00 |
| FIXTURES | 6 | \$7,800 | | FUEL SOURCE | 1 | OIL | 1.00 |
| GARAGE SPACES | 0 | 1.00 | | | | | |
| % BSMT FIN | 0 | 1.00 | | | | | |
| # 1/2 BATHS | 0 | 1.00 | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 1,156 | | 56.46 | 65,271 |
| A | BAS | L | BASE AREA | 1,156 | 1978 | 253.90 | 293,503 |
| B | WDK | N | WOOD DECK | 182 | | 39.20 | 7,134 |
| F11 | O | | FPL 1S 1OP | 1 | | 7,637.00 | 7,637 |
| GFP | O | | GAS FIREPLACE | 1 | | 3,126.00 | 3,126 |
| MST | O | | MAS/METAL STACK | 1 | | 5,027.00 | 5,027 |
| ODS | O | | OUTDOOR SHOWER | 1 | | 2,415.00 | 2,415 |

| TOTAL RCN | 391,913 | CONDITION ELEM | CD |
|------------|-----------|----------------|----|
| | | EXTERIOR | A |
| | | INTERIOR | A |
| | | KITCHEN | A |
| | | BATHS | A |
| | | HEAT/ELEC | A |
| EFF.YR/AGE | | 1978 / 45 | |
| COND | 28 | 28 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 28 | % GD | 72 |
| RCNLD | \$282,200 | | |