

Key: 4542

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.753

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KOI POND REALTY LLC 1 BAILEY PLACE CAMBRIDGE, MA 02139				101-78-0				99 MILLSTONE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KOI POND REALTY LLC				11/10/2016	F	100		30170-137			
BROWN LOOCIE S				03/01/2013	S	264,000		27175-148			
FEDERAL NATIOANL MTG ASSO				01/30/2013	L	322,407		27090-265			

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	%
979	11/05/2013	7	ALTERATIONS	7,000	06/19/2015	MW	100	100
622	07/29/2013	2	ADD	40,000	08/15/2014	RJM	100	100
484	06/11/2013	7	ALTERATIONS	8,000	08/15/2014	RJM	100	100
		12	CYCLICAL NON		04/16/2013	SF	100	100

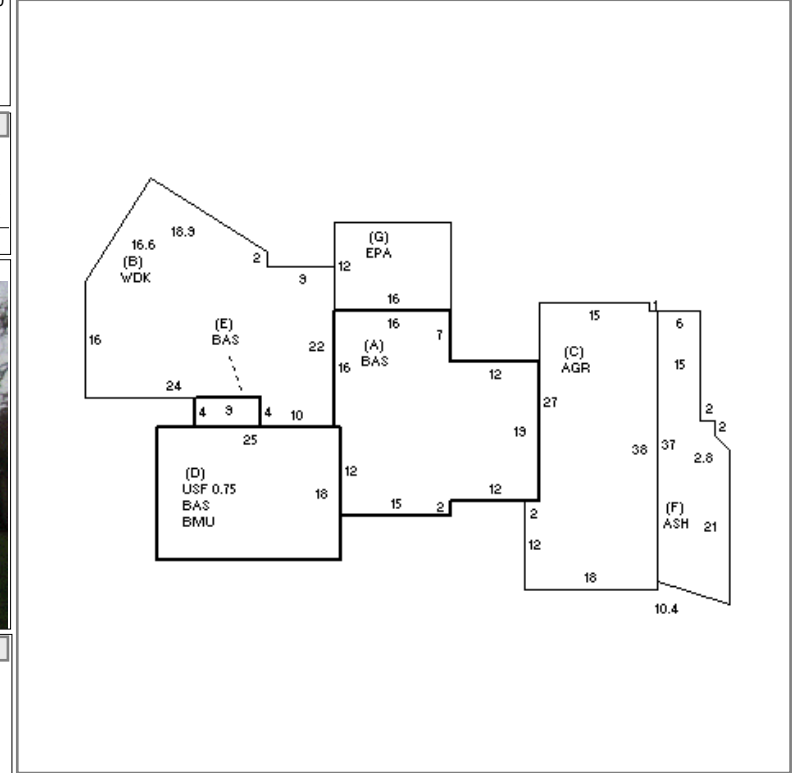
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	13	1.00	A	1.00	A	1.00	197,280	1.00	A	1.00	RM2	0.90		273,010
300	A	0.163	13	1.00	A	1.00	A	1.00	10,800	1.00	A	1.00	RM2	0.90		1,760

TOTAL	1.540 Acres				ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13				NOTE				LAND	274,800	259,200
St Ind	AVERAGE								BUILDING	364,600	344,300
Infl	AVERAGE								DETACHED	1,100	1,000
									OTHER	0	0
									TOTAL	640,500	604,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	12 X 8	96	22.01	1,100



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	1/5/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/5/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/17/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,488	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BASE AREA	1,150	1920	271.67	312,418
\$NLA(RCN)	\$340	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	809		41.94	33,933
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	647		39.66	25,661
				ROOF COVER	1	ASPH/CMP SH	1.00	D	BMU	N	BSMT UNFINISHED	450		71.53	32,187
				FLOOR COVER	2	SOFTWOOD	1.00	D	USF	L	UPPER STORY FIN	338	1920	198.73	67,169
				INT FINISH	2	DRYWALL	1.00	F	ASH	N	ATT SHED	319		26.14	8,339
				HEATING/COOL	11	HTWT/CL AIR	1.05	G	EPA	N	ENCLOSED PORCH	192		81.83	15,711
				FUEL SOURCE	2	GAS	1.00	ODS	O	O	OUTDOOR SHOWER	1		2,584.10	2,584

TOTAL RCN	506.347
CONDITION ELEM CD	
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE 1977 / 46	
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$364,600