

Key: 4595

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.806

LEG

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MICHAEL BOHANE REALTY TRUST 12 AZALEA LANE SOUTH YARMOUTH, MA 02664				99-61-0				409 MILLSTONE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MICHAEL BOHANE REALTY TRU				03/16/2010	F		1 24422-78				
BOHANE MICHAEL K				12/11/1901	XX		3408-021				

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	%
848	11/07/2022	7	ALTERATIONS	800	03/20/2023	TCK	100	100
824	09/13/2016	3	OUT BUILDING	5,000	03/31/2017	NF	100	100
		12	CYCLICAL NON		05/30/2013	SF	100	100
628	11/02/1995	5	OTHER	3,500	06/04/1996	JB	100	100
666	10/26/1994	5	OTHER	1,600	06/04/1996	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	38,830	13	1.00	A	1.00	A	1.00	197,280	1.34	A	1.00	RM2	0.90			236,090

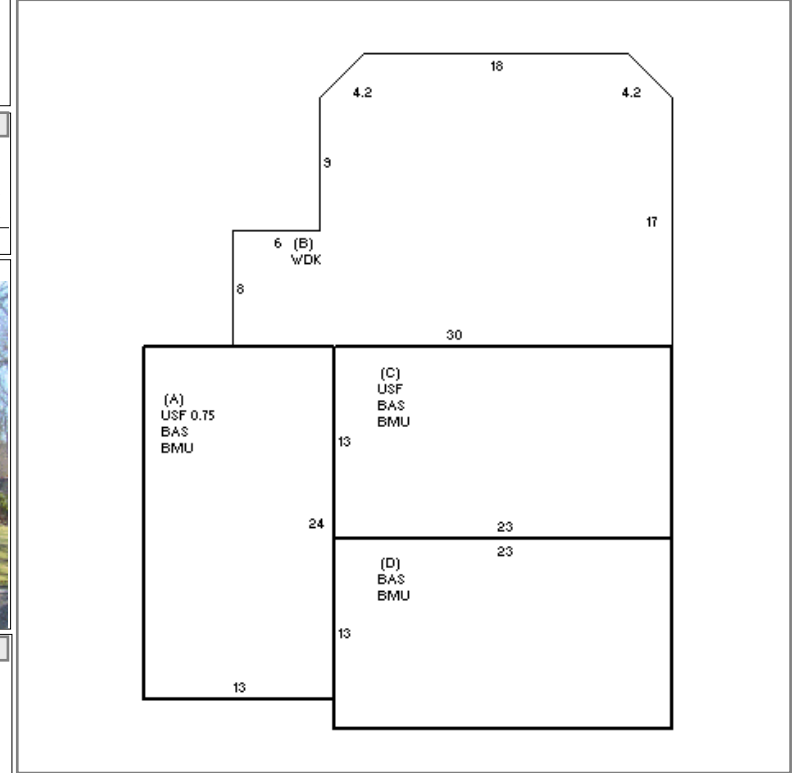
TOTAL	38,830 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	236,100	222,700			
St Ind	AVERAGE		BUILDING	426,600	407,900			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
			TOTAL	665,000	632,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2016	120	21.39	2,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/7/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/7/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	4/7/2023	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	1,443	DETAIL ADJ	1.000
\$NLA(RCN)	\$370	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$9,547
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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	910		72.22	65,717
+	BAS	L	BASE AREA	910	1994	325.85	296,526
+	USF	L	UPPER STORY FIN	533	1994	227.33	121,165
B	WDK	N	WOOD DECK	519		47.98	24,902
	F21	O	FPL 2S 1OP	1		12,424.80	12,425
	ODS	O	OUTDOOR SHOWER	1		2,956.00	2,956

TOTAL RCN	533,238
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1994 / 29
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$426,600