Key: 4646

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,857

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCLAUGHLIN JOSEPH D 298 MILLSTONE ROAD BREWSTER, MA 02631	100-22-0	298 MILLSTONE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCLAUGHLIN JOSEPH D	03/26/2008	S	260,000	(185545)
LASALLE BANK NATIONAL ASS	03/18/2008	L	289,000	(181152)
GOERS TAMMY E	09/22/2006	A		(181152)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

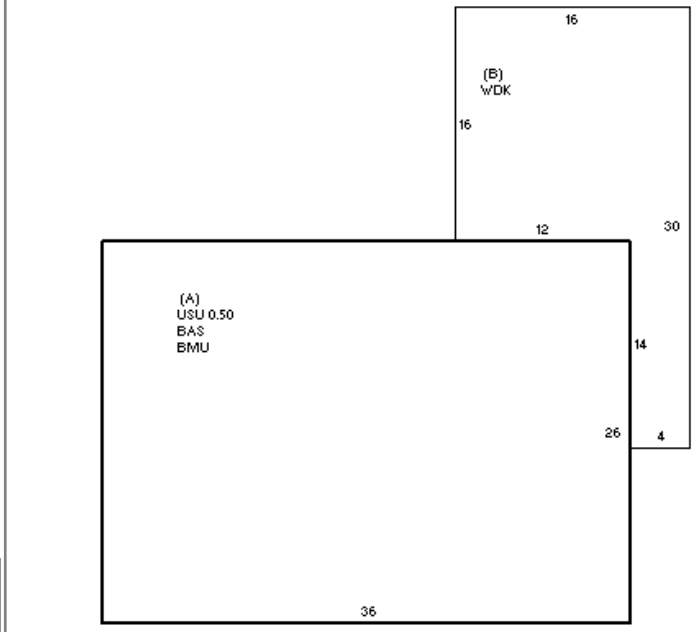
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12	01/03/2019	7	ALTERATIONS	4,800	07/09/2020	TCK	100	100
		12	CYCLICAL NON		05/28/2013	SF	100	100
265	05/09/2002	7	ALTERATIONS	4,000	03/27/2009	JH	100	100
28	01/12/1994	5	OTHER	2,000			100	100
173	04/27/1993	5	OTHER	3,200			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,900	13 1.00	A 1.00	A 1.00	197,280	1.62	A 1.00	RM2 0.90			219,290

TOTAL	29,900 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	219,300	206,900
BUILDING	293,400	276,900
DETACHED	3,700	3,600
OTHER	0	0
TOTAL	**516,400**	**487,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A 1.00	10 0.90			1	4,058.10	3,700

PHOTO 01/06/2021

BLDG COMMENTS

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	1/6/2021	TCK
LIST	1/6/2021	EST
REVIEW	2/17/2021	MR

YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	936	DETAIL ADJ	1.000
$NLA(RCN)	$392	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,978
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	BMU	N	BSMT UNFINISHED	936		60.18	56,329
A	BAS	L	BASE AREA	936	1993	271.54	254,166
A	USU	N	UPPER STORY UNF	468		57.56	26,937
B	WDK	N	WOOD DECK	312		39.98	12,475
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN 366,701

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 1993 / 30

COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $293,400