Key: 4651

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,862

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GALLANT WILFRED L & LORRAINE C/O GALLANT LORRAINE N & 224 MILLSTONE ROAD BREWSTER, MA 02631	100-61-0	224 MILLSTONE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GALLANT LORRAINE N &	05/03/2024	A	1	(235835)
GALLANT WILFRED L & LORRA	02/19/1969	XX	3,500	(44901)

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

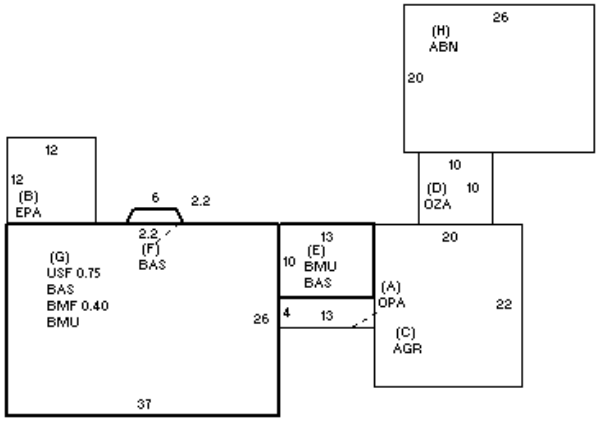
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		01/06/2021	TCK	100	100
		12	CYCLICAL NON		05/30/2013	SF	100	100
239	04/29/1994	5	OTHER	1,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,700	13 1.00	A 1.00	A 1.00	197,280	2.00	A 1.00	RM2 0.90			205,650

TOTAL	22,700 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	205,700	194,000
BUILDING	470,500	444,300
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**677,400**	**639,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	30 0.70	14X15		210	8.10	1,200

PHOTO 01/06/2021

BLDG COMMENTS

BMF=GAME RM
INFO @ DOOR (1/6/21)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [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	1969	SIZE ADJ	1.000
NET AREA	1,828	DETAIL ADJ	1.000
$NLA(RCN)	$368	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,181
GARAGE SPACES	2	1.00
% BSMT FIN	40	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	52		58.85	3,060
B	EPA	N	ENCLOSED PORCH	144		94.75	13,644
C	AGR	N	ATT GARAGE	440		47.68	20,981
D	OZA	N	OPEN BREEZEWAY	100		63.08	6,308
+	BAS	L	BASE AREA	1,106	1969	298.83	330,511
+	BMU	N	BSMT UNFINISHED	1,092		66.46	72,572
G	BMF	N	BSMT FINISH	385		47.47	18,278
G	USF	L	UPPER STORY FIN	722	1969	216.39	156,233
H	ABN	N	ATT BARN	520		56.73	29,500
	F21	O	FPL 2S 1OP	1		11,947.70	11,948

TOTAL RCN	672,214
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	$470,500