Key: 4677

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,889

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCNICHOL DONALD W TRUSTEE DONALD W MCNICHOL REVOCABLE TRUST 139 MILLSTONE ROAD BREWSTER, MA 02631	101-80-0	139 MILLSTONE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCNICHOL DONALD W TRUSTEE	05/31/2012	F		26375-83
MCNICHOL DONALD W	03/11/2012	DC		8488-142
MCNICHOL DONALD W & SUSAN	03/19/1993	QS	136,400	8488-142

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

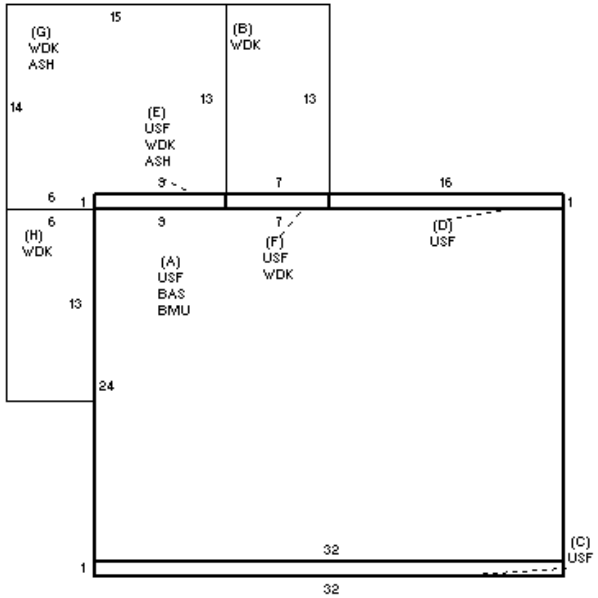
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		06/07/2013	SF	100	100
596	10/13/2005	3	OUT BUILDING	2,500	03/19/2009	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,000	13 1.00	A 1.00	A 1.00	197,280	2.05	A 1.00	RM2 0.90			204,200

TOTAL	22,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	204,200	192,700
BUILDING	340,600	321,600
DETACHED	0	0
OTHER	0	0
TOTAL	**544,800**	**514,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/06/2021

BLDG COMMENTS

INFO @ DOOR (1/6/21)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [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	1979	SIZE ADJ	1.000
NET AREA	1,600	DETAIL ADJ	1.000
$NLA(RCN)	$292	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,500
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		62.30	47,849
A	BAS	L	BASE AREA	768	1979	290.87	223,388
+	WDK	N	WOOD DECK	386		39.20	15,131
+	USF	L	UPPER STORY FIN	832	1979	181.97	151,401
E	ASH	N	ATT SHED	9		29.11	262
G	ASH	N	ATT SHED	201		25.21	5,068
	BMG	O	BSMT GARAGE	1		4,447.00	4,447
	F21	O	FPL 2S 1OP	1		10,151.00	10,151
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	466,612
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1979 / 44		
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD			$340,600