Key: 4687

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,899

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHIPMAN RUSSELL R & JESSICA 174 MILLSTONE ROAD BREWSTER, MA 02631	100-65-0	174 MILLSTONE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHIPMAN RUSSELL R & JESSI	07/01/2022	A	600,000	(230419)
CHIPMAN RICHARD F	02/14/2013	DC		(155763)
CHIPMAN RICHARD F & ELEAN	01/21/1972	XX		429-70

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

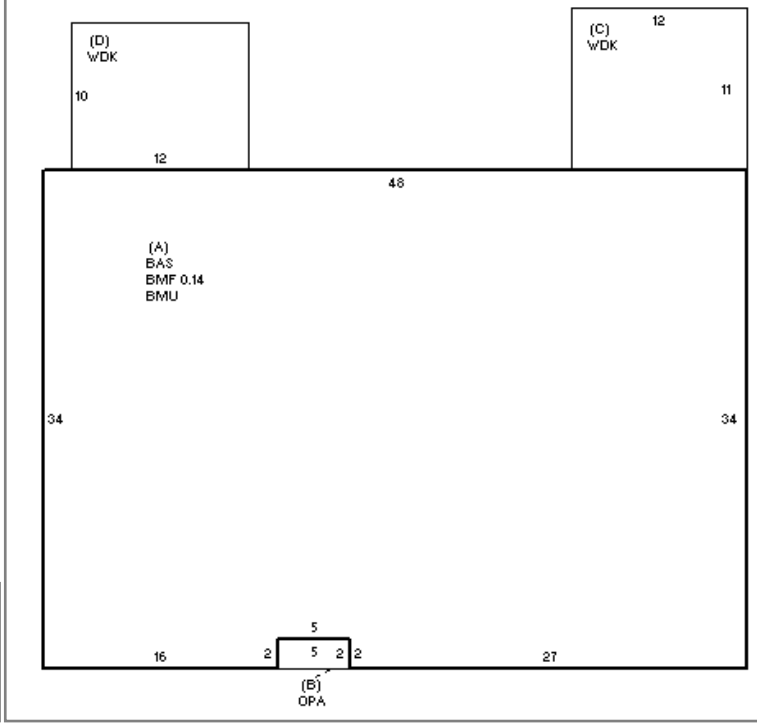
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
569	08/24/2006	3	OUT BUILDING	2,200	07/31/2007	JH	100	100
		12	CYCLICAL NON		11/17/2003	TG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,900	13 1.00	A 1.00	A 1.00	197,280	1.75	A 1.00	RM2 0.90			213,500

TOTAL	26,900 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	213,500	201,400
BUILDING	351,100	336,500
DETACHED	2,000	2,000
OTHER	0	0
TOTAL	**566,600**	**539,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10X10	2006	100	22.01	2,000

PHOTO 01/06/2021

BLDG COMMENTS

+ 1 FIX

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/6/2021	TCK
LIST	9/20/2007	JH
REVIEW	2/17/2021	MR

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,622	DETAIL ADJ	1.000
$NLA(RCN)	$314	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	10	$13,130
GARAGE SPACES	1	1.00
% BSMT FIN	14	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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,622		51.66	83,800
A	BMF	N	BSMT FINISH	227		40.74	9,248
A	BAS	L	BASE AREA	1,622	1972	239.01	387,668
B	OPA	N	OPEN PORCH	10		50.50	505
+	WDK	N	WOOD DECK	252		39.59	9,977
	BMG	O	BSMT GARAGE	1		4,491.50	4,492

TOTAL RCN	508,819

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

EFF.YR/AGE	1972 / 51	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$351,100