**Key: 5173**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,395

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| EITELBACH JULIE A<br>544 MILLSTONE ROAD<br>BREWSTER, MA 02631 | 99-3-0 | 544 MILLSTONE ROAD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| EITELBACH JULIE A | 05/23/2018 | H | | 31286-52 |
| EITELBACH COLIN A & JULIE | 09/08/2000 | QS | 90,900 | 13229-029 |
| MILLER GARY A & OLIVIA H | 06/24/1986 | XX | | 5151-107 |

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

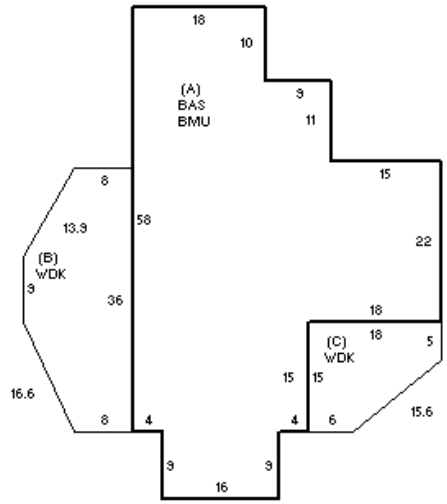
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 872 | 12/07/2020 | 77 | SOLAR PANELS | 26,980 | 01/07/2021 | TCK | 100 | 100 |
| NP | | 12 | CYCLICAL NON | | 08/06/2007 | JH | 100 | 100 |
| 190 | 04/11/2006 | 2 | ADD | 8,000 | 08/06/2007 | JH | 100 | 100 |
| | | 12 | CYCLICAL NON | | 12/01/2003 | TG | 100 | 100 |
| 616 | 10/21/2002 | 2 | ADD | 3,500 | 05/19/2003 | TN | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 60,000 | 13 1.00 | A 1.00 | A 1.00 | 197,280 | 1.00 | A 1.00 | RM2 0.90 | | | 273,010 |
| 300 | A | 0.018 | 13 1.00 | A 1.00 | A 1.00 | 10,800 | 1.00 | A 1.00 | RM2 0.90 | | | 190 |

| TOTAL | 1.395 Acres | ZONING | RL | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 273,200 | 257,800 |
| BUILDING | 590,700 | 564,200 |
| DETACHED | 7,300 | 7,100 |
| OTHER | 0 | 0 |
| TOTAL | **871,200** | **829,100** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | G 1.20 | 10 0.90 | 10X16 | | 160 | 24.92 | 3,600 |
| HTB | A 1.00 | 10 0.90 | | | 1 | 4,058.10 | 3,700 |

PHOTO 01/07/2021

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 1.00 | RANCH [100%] |
| QUALITY | A+ | 1.20 | AVG + [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 1/7/2021 | TCK |
|---|---|---|
| LIST | 8/6/2007 | JH |
| REVIEW | 2/17/2021 | MR |

BLDG COMMENTS
40 SOLAR PANELS
INFO @ DOOR (1/7/21)

| YEAR BLT | 2002 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,905 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $361 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $9,360 |
| 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 | 2 | CLAPBOARD | 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 | 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 | 1,905 | | 59.83 | 113,969 |
| A | BAS | L | BASE AREA | 1,905 | 2002 | 272.14 | 518,419 |
| + | WDK | N | WOOD DECK | 656 | | 47.04 | 30,858 |
| | F12 | O | FPL 1S 2OP | 1 | | 11,367.60 | 11,368 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,898.00 | 2,898 |

| TOTAL RCN | 686,872 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | G |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 2005 / 18 | |
|---|---|---|
| COND | 14 | 14 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 14 | % GD 86 |
| RCNLD | | $590,700 |