Key: 5191

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,412

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MITCHELL ALEXANDER F & HO JENNIFER W 986 MILLSTONE ROAD BREWSTER, MA 02631	97-5-0	986 MILLSTONE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MITCHELL ALEXANDER F & HO	07/21/2023	QS	705,000	35901-60
DERIZZO CHRISTOPHER &BARB	03/31/2006	QS	410,000	20876-080
BRINK ANETTE	09/04/2001	H	221,000	14201-081

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

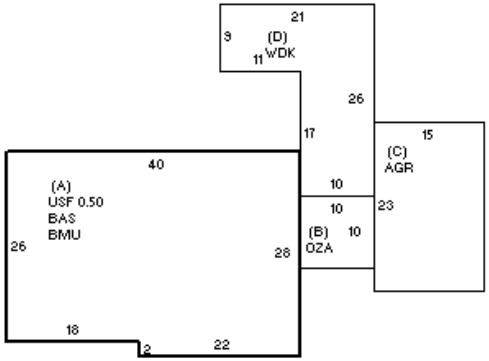
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1136	11/07/2023	9	HVAC	17,000	07/11/2024	TCK	100	100
23-967	10/24/2023	7	ALTERATIONS	80,000	07/11/2002	TCK	100	100
	07/21/2023	16	MLS REVIEW	705,000	05/30/2024	JMG	100	100
		12	CYCLICAL NON		06/04/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,580	13 1.00	A 1.00	A 1.00	197,280	1.82	A 1.00	RM2 0.90			211,210

TOTAL	25,580 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	211,200	195,600
BUILDING	435,100	360,000
DETACHED	4,100	0
OTHER	0	0
TOTAL	**650,400**	**555,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A 1.00	01 1.00	8X10	2023	1	4,058.10	4,100

PHOTO 07/11/2024

BLDG COMMENTS

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	11/13/2020	TCK
LIST	5/30/2024	EST
REVIEW	7/29/2024	EMZ

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,626	DETAIL ADJ	1.000
$NLA(RCN)	$343	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$11,554
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	8	HEAT PUMP	1.04
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,084		62.73	68,000
A	BAS	L	BASE AREA	1,084	1973	290.29	314,677
A	USF	L	UPPER STORY FIN	542	1973	206.34	111,836
B	OZA	N	OPEN BREEZEWAY	100		59.54	5,954
C	AGR	N	ATT GARAGE	345		46.93	16,190
D	WDK	N	WOOD DECK	359		43.55	15,635
	F21	O	FPL 2S 1OP	1		11,277.80	11,278
	ODS	O	OUTDOOR SHOWER	1		2,683.10	2,683

TOTAL RCN	557,807

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

EFF.YR/AGE	1989 / 34		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$435,100