Key: 5260

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,480

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VALVERDE NICOLE & JUDITH 1023 MILLSTONE ROAD BREWSTER, MA 02631	97-69-0	1023 MILLSTONE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VALVERDE NICOLE & JUDITH	01/14/2022	QS	450,000	34832-151
SULLIVAN DAVID M	04/04/2020	DC		5063-346
SULLIVAN JOHN ROBERT SR	12/03/2018	J	1	31701-323

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

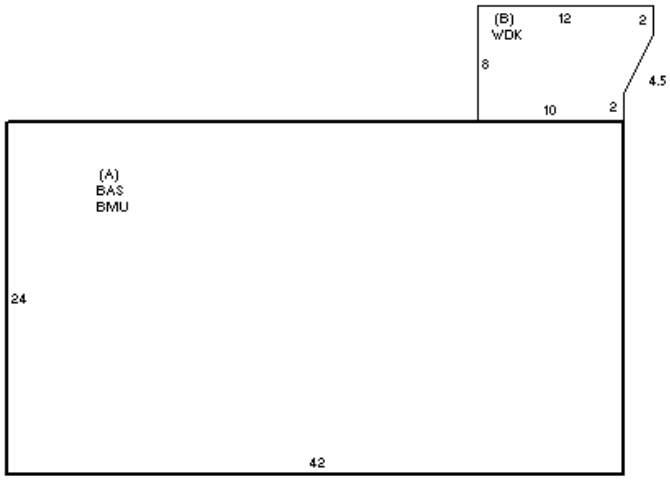
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	01/14/2022	16	MLS REVIEW	450,000	11/30/2022	JMG	100	100
862	10/04/2013	7	ALTERATIONS	2,663	08/18/2014	RJM	100	100
		12	CYCLICAL NON		06/04/2013	SF	100	100
477	07/25/2007	3	OUT BUILDING	2,629	07/25/2008	DHT	100	100
224	04/27/2001	7	ALTERATIONS	2,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,490	13 1.00	A 1.00	A 1.00	197,280	1.88	A 1.00	RM2 0.90			208,930

TOTAL	24,490 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	208,900	197,100
BUILDING	239,100	225,900
DETACHED	2,200	2,200
OTHER	0	0
TOTAL	**450,200**	**425,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	15 0.85	10X12	2007	120	21.39	2,200

PHOTO 11/13/2020

BLDG COMMENTS

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	11/13/2020	TCK
LIST	11/13/2020	EST
REVIEW	11/30/2022	JMG

YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	1,008	DETAIL ADJ	1.000
$NLA(RCN)	$344	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,800
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	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		56.46	56,915
A	BAS	L	BASE AREA	1,008	1963	261.29	263,380
B	WDK	N	WOOD DECK	88		39.20	3,450
	F12	O	FPL 1S 2OP	1		9,473.00	9,473
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS FIREPLACE	1		3,126.00	3,126
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	346,559

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

EFF.YR/AGE	1971 / 52	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$239,100