

Key: 5266

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.486

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
REYNOLDS JAMES M P O BOX 2093 ORLEANS, MA 02653				97-26-0				855 MILLSTONE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
REYNOLDS JAMES M				05/22/1995	QS	40,000		9677-331			
RALPH A PERREAULT				04/14/1994	N	28,000		N/A-N/A			

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	%
500	08/25/1995	12	CYCLICAL NON		06/05/2013	SF	100	100
391	07/12/1995	5	OTHER	3,600	03/01/1997		100	100
303	06/08/1995	5	OTHER	3,800	03/01/1997		100	100
		1	NEW CONSTRUC		03/01/1997	BC	100	100

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	0.001	13	1.00	A	1.00	A	1.00	10,800	1.00	A	1.00	RM2	0.90		10

TOTAL	1.378 Acres		ZONING	RL	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		N O T E	Land Exchange of 25 ft per Plan Book 581/18 -- Lot B2 combined with 68A for F/Y 2005				LAND	273,000	257,600
St Ind	AVERAGE			LAND BUILDING	385,800	368,900				
Infl	AVERAGE			DETACHED	2,400	2,400				
				OTHER	0	0				
				TOTAL	661,200	628,900				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X14		140	21.39	2,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/16/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/16/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/28/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	476.344
NET AREA	1,638	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		60.18	56,329	CONDITION ELEM	CD
\$NLA(RCN)	\$291	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	936	1996	271.54	254,166	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	1996	187.52	131,642	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	336		39.98	13,434	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354	BATHS	A
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463	HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00										
				FUEL SOURCE	1	OIL	1.00										
				EFF.YR/AGE 1996 / 27													
				COND 19 19 %													
				FUNC 0													
				ECON 0													
				DEPR 19 % GD 81													
				RCNLD \$385,800													

