

Key: 5274

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.493

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |                   |  | LOCATION            |  |  |  |
|--|--|--|--|------------|----|-------------------|--|---------------------|--|--|--|
| GODDU HELEN CLARE & PAUL E JR<br>C/O GARDNER DANIEL P TRUSTEE<br>1033 MILLSTONE ROAD<br>BREWSTER, MA 02631 |  |  |  | 97-70-0    |    |                   |  | 1033 MILLSTONE ROAD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE        |  | BK-PG (Cert)        |  |  |  |
| GARDNER DANIEL P TRUSTEE   |  |  |  | 02/15/2024 | F  | 1 36222-250       |  |                     |  |  |  |
| GODDU HELEN CLARE & PAUL   |  |  |  | 02/24/2004 | QS | 350,000 18248-293 |  |                     |  |  |  |
| BREWER WILLIAM R & ELAINE  |  |  |  | 09/03/1998 | QS | 170,000 11678-250 |  |                     |  |  |  |

| 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    | %   |
| 991    | 12/13/2022 | 7             | ALTERATIONS | 700    | 03/20/2023 | TCK | 100    | 100 |
| 296    | 05/15/2020 | 2             | ADD         | 60,000 | 11/13/2020 | TCK | 100    | 100 |
|        | 03/01/2020 | 2             | ADD         |        | 11/13/2020 | TCK | 100    | 100 |
| 159    | 02/28/2020 | 7             | ALTERATIONS | 10,000 | 11/13/2020 | TCK | 100    | 100 |
| 158    | 02/28/2020 | 7             | ALTERATIONS | 3,000  | 11/13/2020 | TCK | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 27,830   | 13   | 1.00   | A    | 1.00     | A   | 1.00 | RM2 | 0.90 |            | 215,430   |

  

| TOTAL        | 27,830 SF | ZONING  | RM           | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|--------------|-----------|---|--------------|----------------|----------------|----------|---------|----------|
| Nbhd         | NBHD 13   | N<br>O<br>T<br>E<br><br>Lot 13 divided from this lot (which was comprised of Lot 12 & 13) for F/Y 2005 --this is Lot 12 on Plan Book179/13 (It was combined years ago for tax purposes) | LAND         | 215,400        | 203,200        |          |         |          |
| St Ind       | AVERAGE   |   | BUILDING     | 408,400        | 385,600        |          |         |          |
| Infl         | AVERAGE   |   | DETACHED     | 17,500         | 17,400         |          |         |          |
|              |           |   | OTHER        | 0              | 0              |          |         |          |
| <b>TOTAL</b> |           |   | <b>TOTAL</b> | <b>641,300</b> | <b>606,200</b> |          |         |          |

| TY  | QUAL | COND         | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD  |
|-----|------|--------------|----------|----|-------|-----------|--------|
| GFU | A    | 1.00 50 0.50 | 30X26    |    | 780   | 44.90     | 17,500 |



| BUILDING | CD | ADJ  | DESC            | MEASURE | 11/13/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 8/10/2007  | JH  |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 4/7/2023   | EMZ |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |            |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |            |     |

(B)  
BAS  
CRL  
8

16

  

(A)  
USF 0.75  
BAS  
BMF 0.75  
BMU

27

33

| YEAR BLT   | 1965  | SIZE ADJ   | 1.000 |
|------------|-------|------------|-------|
| NET AREA   | 1,971 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$288 | OVERALL    | 1.020 |

  

| CAPACITY      | UNITS | ADJ     |
|---------------|-------|---------|
| STORIES       | 1.75  | 1.00    |
| ROOMS         | 7     | 1.00    |
| BEDROOMS      | 3     | 1.00    |
| BATHROOMS     | 2     | 1.00    |
| FIXTURES      | 6     | \$7,956 |
| GARAGE SPACES | 0     | 1.00    |
| % BSMT FIN    | 75    | 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 | 2  | HOT WATER   | 1.00 |
| FUEL SOURCE  | 2  | GAS         | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 1,053 |      | 57.59     | 60,645  |
| A | BMF | N | BSMT FINISH     | 790   |      | 38.35     | 30,293  |
| A | BAS | L | BASE AREA       | 1,053 | 1965 | 258.97    | 272,698 |
| A | USF | L | UPPER STORY FIN | 790   | 1965 | 187.53    | 148,145 |
| B | CRL | N | BSMT CRAWL      | 128   |      | 30.97     | 3,965   |
| B | BAS | L | BASE AREA       | 128   | 2020 | 258.98    | 33,149  |
|   | F21 | O | FPL 2S 1OP      | 1     |      | 10,354.00 | 10,354  |

| TOTAL RCN      | 567,205 |
|----------------|---------|
| CONDITION ELEM | CD      |
| EXTERIOR       | G       |
| INTERIOR       | G       |
| KITCHEN        | A       |
| BATHS          | A       |
| HEAT/ELEC      | A       |

  

| EFF.YR/AGE | 1977 / 46  |
|------------|------------|
| COND       | 28 28 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 28 % GD 72 |

  

| RCNLD | \$408,400 |
|-------|-----------|
|-------|-----------|