Key: 5285

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.504

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WAFUL PETER J & BENNETT DANA TRUSTEES BENNETT WAFUL 2022 JOINT TRUST 1065 MILLSTONE ROAD BREWSTER, MA 02631	86-59-0	1065 MILLSTONE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WAFUL PETER J & BENNETT D	07/18/2022	F	1	35255-21
WAFUL PETER J & BENNETT D	01/14/1981	XX	37,000	3224-335

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

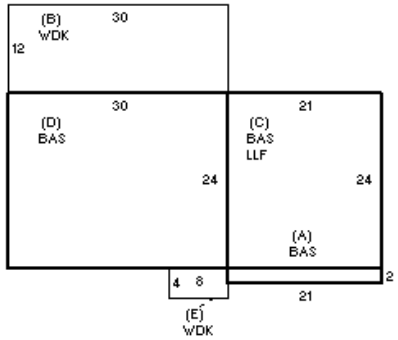
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
413	07/07/2020	7	ALTERATIONS	2,000	01/26/2021	TCK	100	100
643	08/08/2013	7	ALTERATIONS	4,500	08/18/2014	RJM	100	100
		12	CYCLICAL NON		06/07/2013	SF	100	100
628	10/24/2005	3	OUT BUILDING	550	03/27/2009	JH	100	100
29	01/17/2003	7	ALTERATIONS	2,800			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,400	13 1.00	A 1.00	A 1.00	197,280	2.75	A 1.00	RM2 0.90			191,830

TOTAL	15,400 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	191,800	181,000
BUILDING	244,600	231,000
DETACHED	4,500	4,500
OTHER	0	0
TOTAL	**440,900**	**416,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PBC	A 1.00	20 0.80	25X25		625	9.00	4,500

PHOTO 01/26/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/26/2021	TCK
LIST	1/26/2021	EST
REVIEW	2/2/2021	MR

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,770	DETAIL ADJ	1.000
$NLA(RCN)	$209	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,020
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	2	SLAB	0.95
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,266	1965	221.85	280,862
+	WDK	N	WOOD DECK	392		35.28	13,829
C	LLF	L	LOWER LEVEL FIN	504	1965	123.09	62,036
	F11	O	FPL 1S 1OP	1		6,873.30	6,873

TOTAL RCN	370,621

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

EFF.YR/AGE	1965 / 58		
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD			$244,600