

Key: 5385

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.603

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SIMMONS JEAN A & GEORGE W & FREDRICK WARREN D				98-74-0				779 MILLSTONE ROAD			
779 MILLSTONE ROAD BREWSTER, MA 02631				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				SIMMONS JEAN A & GEORGE W				08/14/2015	A	45,099	29077-39
				FREDRICK MATTHEW D & JEAN				01/08/1999	QS	169,000	11979-198
				GREELEY LAWRENCE A JR				01/30/1981	XX	3234-270	

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	%
23-642	06/06/2023	7	ALTERATIONS	20,000	07/10/2024	TCK	100	100
241	04/21/2015	3	OUT BUILDING	10,000	04/13/2016	WFF	100	100
135	03/10/2015	7	ALTERATIONS	2,600	04/13/2016	WFF	100	100
		12	CYCLICAL NON		05/29/2013	SF	100	100
349	06/19/2001	2	ADD	1,400	05/28/2002		100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	23,350	13	1.00	A	1.00	A	1.00	197,280	1.96	A	1.00	RM2	0.90			207,020

TOTAL	23,350 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	207,000	195,300
St Ind	AVERAGE		BUILDING	386,600	370,300			
Infl	AVERAGE		DETACHED	5,400	5,200			
			OTHER	0	0			
						TOTAL	599,000	570,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 12X8		96	22.01	1,100
SHF	A	1.00	10 0.90 12X20	2015	240	19.84	4,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/8/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/8/2021	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	7/26/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,920	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		61.95	59,472
\$NLA(RCN)	\$280	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	960	1978	279.53	268,350
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	960	1978	191.07	183,428
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	360		41.16	14,818
				FLOOR COVER	2	SOFTWOOD	1.00								
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	536,987	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT/ELEC			A
EFF.YR/AGE	1978 / 45		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD			\$386,600

