Key: 5406

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,625

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AVELLAR TRACY L 917 MILLSTONE ROAD BREWSTER, MA 02631	97-31-0	917 MILLSTONE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AVELLAR TRACY L	08/29/1997	QS	110,000	10923-266

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

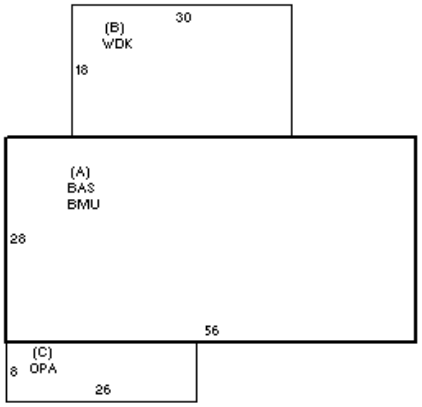
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
564	07/10/2018	7	ALTERATIONS	14,400	07/18/2019	TCK	100	100
756	10/05/2015	2	ADD	5,000	07/18/2019	TCK	100	100
731	09/23/2015	7	ALTERATIONS	3,250	04/05/2017	NF	100	100
		12	CYCLICAL NON		05/31/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,700	13 1.00	A 1.00	A 1.00	197,280	2.15	A 1.00	RM2 0.90			201,950

TOTAL	20,700 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	202,000	190,500
BUILDING	377,900	361,700
DETACHED	0	0
OTHER	0	0
TOTAL	579,900	552,200



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/16/2020

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	11/16/2020	TCK
LIST	11/16/2020	EST
REVIEW	12/28/2020	MR

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	1,568	DETAIL ADJ	1.000
$NLA(RCN)	$326	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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,568		52.63	82,521
A	BAS	L	BASE AREA	1,568	1982	241.57	378,782
B	WDK	N	WOOD DECK	540		39.20	21,168
C	OPA	N	OPEN PORCH	208		50.00	10,400
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	510,723
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1982 / 41	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$377,900