

Key: 5428

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.645

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION            |  |  |  |
|---|--|--|--|------------|----|------------|--------------|---------------------|--|--|--|
| SLEZAK THOMAS L & SOPHIE L<br>1096 MILLSTONE ROAD<br>BREWSTER, MA 02631 |  |  |  | 86-54-0    |    |            |              | 1096 MILLSTONE ROAD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                     |  |  |  |
| SLEZAK THOMAS L & SOPHIE  |  |  |  | 09/26/2003 | QS | 342,000    | 17708-082    |                     |  |  |  |
| SPIRITO GEORGE W SR & LOI   |  |  |  | 09/10/2002 | QS | 221,000    | 15576-251    |                     |  |  |  |
| CUSTODIE GERALD & REGINA  |  |  |  | 10/29/1981 | XX | 9,000      | 3387-118     |                     |  |  |  |

| 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    | %   |
| 667    | 10/16/2007 | 7             | ALTERATIONS  | 1,600  | 07/21/2008 | DHT | 100    | 100 |
| 342    | 04/28/2006 | 2             | ADD          | 20,000 | 08/03/2007 | JH  | 100    | 100 |
| 195    | 04/25/2005 | 3             | OUT BUILDING | 1,700  |            |     | 100    | 100 |
|        |            | 12            | CYCLICAL NON |        | 11/18/2003 | TG  | 100    | 100 |
| 596    | 10/04/2002 | 2             | ADD          | 30,000 | 05/19/2003 | TN  | 100    | 100 |

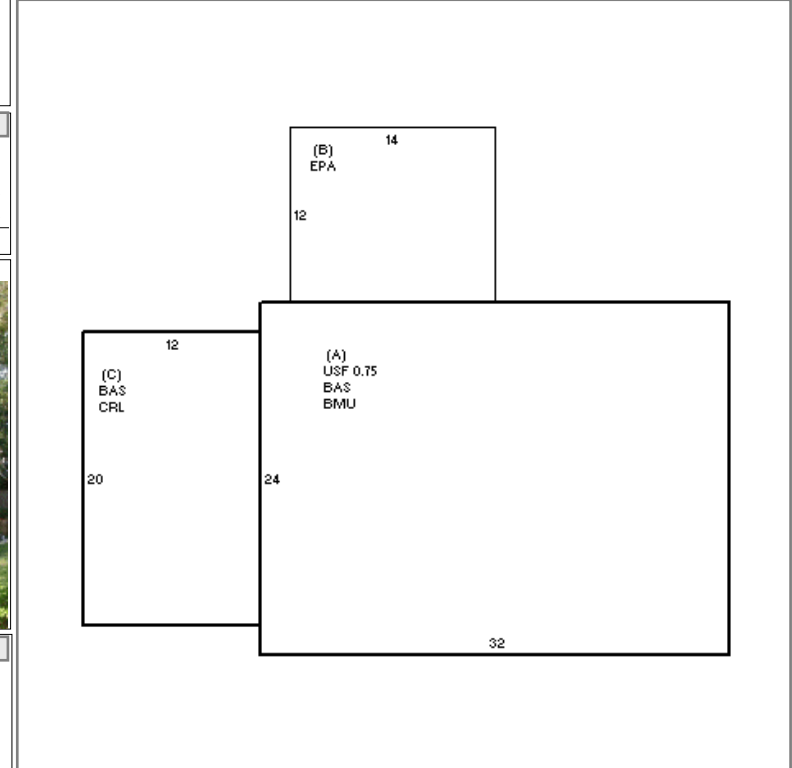
LAND

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 15,210   | 13   | 1.00   | A    | 1.00     | A   | 1.00 | 197,280 | 2.78 | A          | 1.00      | RM2 | 0.90 |  |  | 191,450 |

|        |           |        |          |         |         |          |         |          |
|--------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL  | 15,202 SF | ZONING | RM       | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd   | NBHD 13   | NOTE   | LAND     | 191,500 | 180,600 |          |         |          |
| St Ind | AVERAGE   |        | BUILDING | 401,000 | 383,100 |          |         |          |
| Infl   | AVERAGE   |        | DETACHED | 3,000   | 3,000   |          |         |          |
|        |           |        | OTHER    | 0       | 0       |          |         |          |
|        |           |        | TOTAL    | 595,500 | 566,700 |          |         |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE     | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 50 0.50 8X14 | 2005 | 112   | 21.39     | 1,200 |
| SHF | A    | 1.00 | 01 1.00 6X14 | 2007 | 84    | 22.01     | 1,800 |



BUILDING

| BUILDING | CD | ADJ  | DESC            | MEASURE | 8/3/2007  | JH  |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 8/3/2007  | JH  |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 8/22/2007 | SEJ |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |

| BLDG COMMENTS |
|---------------|
|               |

G

| YEAR BLT      | 1981  | SIZE ADJ   | 1.000   |
|---------------|-------|------------|---------|
| NET AREA      | 1,584 | DETAIL ADJ | 1.000   |
| \$NLA(RCN)    | \$298 | OVERALL    | 1.050   |
| CAPACITY      |       | UNITS      | ADJ     |
| STORIES       |       | 1.5        | 1.00    |
| ROOMS         |       | 6          | 1.00    |
| BEDROOMS      |       | 3          | 1.00    |
| BATHROOMS     |       | 2          | 1.00    |
| FIXTURES      |       | 6          | \$8,190 |
| 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  | 5  | VINYL       | 1.00 |
| INT FINISH   | 2  | DRYWALL     | 1.00 |
| HEATING/COOL | 9  | WARM/CL AIR | 1.03 |
| FUEL SOURCE  | 2  | GAS         | 1.00 |

| S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|-----|-----|---|-----------------|-------|------|-----------|---------|
| A   | BMU | N | BSMT UNFINISHED | 768   |      | 65.42     | 50,242  |
| A   | BAS | L | BASE AREA       | 768   | 1981 | 274.35    | 210,705 |
| A   | USF | L | UPPER STORY FIN | 576   | 2002 | 195.01    | 112,326 |
| B   | EPA | N | ENCLOSED PORCH  | 168   |      | 80.30     | 13,490  |
| C   | CRL | N | BSMT CRAWL      | 240   |      | 31.88     | 7,651   |
| C   | BAS | L | BASE AREA       | 240   | 2006 | 274.36    | 65,846  |
| GFP | O   |   | GAS FIREPLACE   | 1     |      | 3,282.30  | 3,282   |

| TOTAL RCN      | 471,732    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | G          |
| INTERIOR       | G          |
| KITCHEN        | G          |
| BATHS          | A          |
| HEAT/ELEC      | A          |
| EFF.YR/AGE     | 2003 / 20  |
| COND           | 15 15 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 15 % GD 85 |
| RCNLD          | \$401,000  |