Key: 5439

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,656

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PAVLU BRIAN & CHRISTIE R 1162 MILLSTONE ROAD BREWSTER, MA 02631	85-57-0	1162 MILLSTONE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PAVLU BRIAN & CHRISTIE R	10/24/2014	F	1	28466-216
PAVLU BRIAN &	01/21/2014	S	374,900	27946-122
WELLS FARGO BANK, NA	09/10/2012	L	441,436	26658-147

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

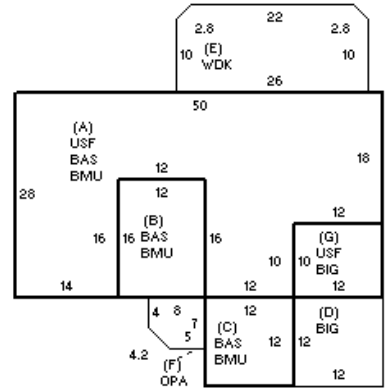
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
829	09/14/2021	7	ALTERATIONS	45,000	03/20/2023	TCK	100	100
		14	CYCLICAL GRO		03/03/2021	TCK	100	100
		12	CYCLICAL NON		06/12/2013	SF	100	100
247	05/14/2003	8	YARD ITEMS	1,000			100	100
760	12/22/2000	5	OTHER	5,000	05/28/2001	LB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,183	13 1.00	A 1.00	A 1.00	197,280	2.12	A 1.00	RM2 0.90			202,960

TOTAL	21,183 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	203,000	191,500
BUILDING	636,000	600,800
DETACHED	0	0
OTHER	0	0
TOTAL	**839,000**	**792,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/20/2023

BLDG COMMENTS

INFO @ DOOR 4/20/22

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/3/2021	TCK
LIST	6/13/2013	SF
REVIEW	4/7/2023	EMZ

YEAR BLT	2001	SIZE ADJ	0.990
NET AREA	2,632	DETAIL ADJ	1.000
$NLA(RCN)	$269	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	$15,158
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,424		55.23	78,644
+	BAS	L	BASE AREA	1,424	2001	253.50	360,989
+	USF	L	UPPER STORY FIN	1,208	2001	177.18	214,035
D	BIG	N	BUILT-IN GARAGE	144		60.35	8,691
E	WDK	N	WOOD DECK	308		41.14	12,671
F	OPA	N	OPEN PORCH	52		52.47	2,728
G	BIG	N	BUILT-IN GARAGE	120		60.35	7,242
	GFP	O	GAS FIREPLACE	2		3,279.90	6,560

TOTAL RCN	706,718

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

EFF.YR/AGE	2012 / 11	
COND	11 11 %	
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$636,000