Key: 5464

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,681

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
REYNOLDS WILLIAM R 656 MILLSTONE ROAD BREWSTER, MA 02631	98-16-0	656 MILLSTONE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
REYNOLDS WILLIAM R	12/14/2012	QS	300,000	26951-184
WELLS KEVIN H & LAURIE A	09/17/1986	XX		3191-210

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

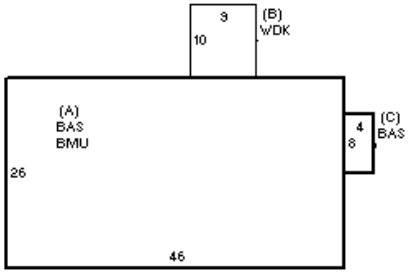
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
500	06/02/2016	7	ALTERATIONS	3,000	04/04/2017	NF	100	100
		12	CYCLICAL NON		06/05/2013	SF	100	100
255	05/15/2003	7	ALTERATIONS	2,000			100	100
525	09/08/2000	7	ALTERATIONS	1,500			100	100
466	08/13/1998	5	OTHER	2,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,300	13 1.00	A 1.00	A 1.00	197,280	1.84	A 1.00	RM2 0.90			210,610

TOTAL	25,300 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	210,600	198,700
BUILDING	296,100	283,500
DETACHED	32,600	32,200
OTHER	0	0
TOTAL	**539,300**	**514,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	G 1.20	20 0.80	16X34		544	62.96	27,400
PTD	A 1.00	50 0.50	8X10		80	10.35	400
PLH	A 1.00	50 0.50	10X22		220	43.26	4,800

PHOTO 01/08/2021

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	1/8/2021	TCK
LIST	1/8/2021	EST
REVIEW	2/17/2021	MR

BLDG COMMENTS

INFO @ DOOR (1/8/21)

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,228	DETAIL ADJ	1.000
$NLA(RCN)	$335	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	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	2	CLAPBOARD	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,196		59.29	70,907
B	WDK	N	WOOD DECK	90		41.16	3,704
+	BAS	L	BASE AREA	1,228	1974	258.83	317,837
	F11	O	FPL 1S 1OP	1		8,018.90	8,019
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN 411,193

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

EFF.YR/AGE 1977 / 46

COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72

RCNLD $296,100