

Key: 5469

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.686

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TATE BRIAN 33 EAST EMERSON STREET MELROSE, MA 02176				98-21-0				606 MILLSTONE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TATE BRIAN				12/04/2023	QS	490,000		36116-265			
O'BRIEN BARBARA R TRUSTEE				05/12/2010	F	1 24545-284					
O'BRIEN BARBARA R				08/30/1978	XX	2774-175					

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	%
24-151	02/22/2024	7	ALTERATIONS	19,736				0 0
24-1	01/12/2024	7	ALTERATIONS	3,000				0 0
	12/04/2023	16	MLS REVIEW	490,000	06/24/2024	JMG	100	100
965	11/20/2014	7	ALTERATIONS	1,800	06/19/2015	MW	100	100
		12	CYCLICAL NON		06/03/2013	SF	100	100

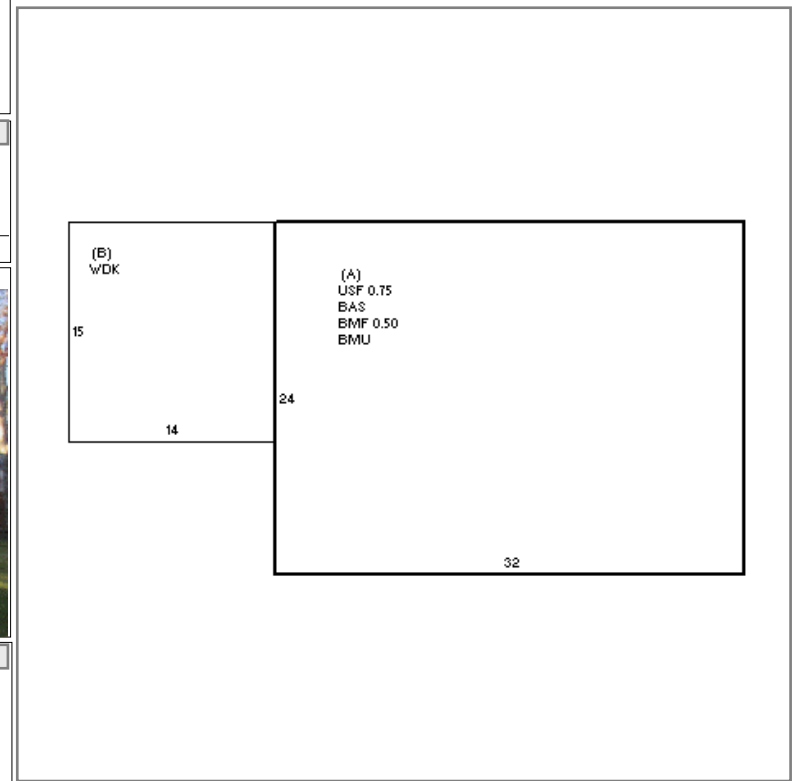
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,200	13	1.00	A	1.00	A	1.00	197,280	2.64	A	1.00	RM2	0.90			193,490

TOTAL	16,200 SF		ZONING	RL	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		NOTE			LAND	193,500	182,500		
St Ind	AVERAGE			BUILDING	323,400	284,300				
Infl	AVERAGE			DETACHED	600	500				
				OTHER	0	0				
						TOTAL	517,500	467,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50 8X6		48	22.94	600	01/07/2021



BLDG COMMENTS
INFO @ DOOR (1/7/21)



BUILDING	CD	ADJ	DESC	MEASURE	1/7/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/7/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/24/2024	JMG
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	1,344	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		63.55	48,806
\$NLA(RCN)	\$317	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	384		41.14	15,799
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	768	1978	296.69	227,856
STORIES	1.75		1.00	ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	576	1978	189.44	109,117
ROOMS	6		1.00	FLOOR COVER	2	SOFTWOOD	1.00	B	WDK	N	WOOD DECK	210		39.98	8,397
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00		MST	O	MAS/METAL STACK	1		5,127.50	5,128
BATHROOMS	2		1.00	HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463
FIXTURES	6	\$7,956		FUEL SOURCE	1	OIL	1.00								
GARAGE SPACES	0		1.00												
% BSMT FIN	50		1.00												
# 1/2 BATHS	0		1.00												
# OF UNITS	1		1.00												

TOTAL RCN	425.521	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	G	
KITCHEN	G	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1985 / 38	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$323,400	