

Key: 6076

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.307

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
TUOMINEN CHARLES L & SHIRLEY A		34-55-0		21 MILL POND DRIVE	
21 MILL POND DRIVE		TRANSFER HISTORY		DOS	T
BREWSTER, MA 02631		TUOMINEN CHARLES L & SHIR		08/24/1992	A
				SALE PRICE	BK-PG (Cert)
				100	8171-103

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,800	12	1.00	12N 1.00	A 1.00	230,160	1.99	A 1.00	R04	1.05	240,180

TOTAL	22,800 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	240,200	226,600			
St Ind	MILL POND		BUILDING	502,500	474,500			
Infl	AVERAGE		DETACHED	18,600	18,500			
			OTHER	0	0			
			TOTAL	761,300	719,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	20 0.80		512	36.98	15,100
PTD	A	1.00	20 0.80		294	8.10	1,900
SHF	A	1.00	10 0.90	8X10	2015	80	22.01



BLDG COMMENTS

HATCH TO ATTIC

BUILDING	CD	ADJ	DESC	MEASURE	10/10/2017	NF
MODEL	1		RESIDENTIAL	LIST	10/10/2017	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	11/15/2017	TD
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,988	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		71.14	71,713
\$NLA(RCN)	\$351	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,232	1973	310.59	382,647
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	756	1973	231.65	175,126
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	80		63.00	5,040
				FLOOR COVER	2	SOFTWOOD	1.00	C	PTA	N	PATIO	182		19.03	3,464
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	528		48.88	25,806
				HEATING/COOL	9	WARM/CL AIR	1.03	E	CRL	N	BSMT CRAWL	224		38.26	8,571
				FUEL SOURCE	2	GAS	1.00	F	PTA	N	PATIO	91		23.04	2,097
								GFP	O	GAS FIREPLACE	1		3,938.80	3,939	
								WPL	O	WHIRLPOOL	1		9,744.80	9,745	

TOTAL RCN	697,974
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$502,500

