Key: 6078

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,309

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FARRELL MATTHEW T 131 MILL POND DRIVE BREWSTER, MA 02631	34-60-0	131 MILL POND DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FARRELL MATTHEW T	06/01/2011	A	69,912	25483-196
FARRELL MARY E (LIFE EST	12/07/2004	A	1	19321-312
FARRELL DONALD F & MARY E	02/23/1978	XX	35,000	2665-161

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	%
311	04/12/2018	7	ALTERATIONS	2,900	07/15/2019	NF	100	100
NP		12	CYCLICAL NON		01/14/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,000	12 1.00	12N 1.00	A 1.00	230,160	2.13	A 1.00	R04 1.05			236,330

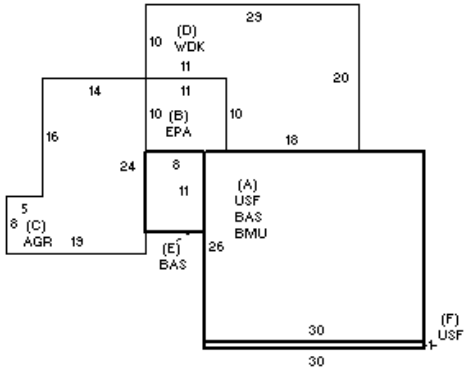
TOTAL	21,000 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	MILL POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	236,300	223,000
BUILDING	356,200	336,300
DETACHED	0	0
OTHER	0	0
TOTAL	**592,500**	**559,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/15/2019



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	10/10/2017	NF
LIST	10/10/2017	EST
REVIEW	7/23/2019	EMZ

BLDG COMMENTS

HATCH TO ATTIC

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	1,678	DETAIL ADJ	1.000
$NLA(RCN)	$312	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	780		65.42	51,027
B	EPA	N	ENCLOSED PORCH	110		84.53	9,298
C	AGR	N	ATT GARAGE	376		43.44	16,335
D	WDK	N	WOOD DECK	470		41.16	19,345
+	BAS	L	BASE AREA	868	1969	289.88	251,619
+	USF	L	UPPER STORY FIN	810	1969	191.07	154,767
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	523,775

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

EFF.YR/AGE	1969 / 54		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD			$356,200