

Key: 6088

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.319

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
CUTONE CARMINE & HARVEY CHRISTIE		34-48-0		80 MILL POND DRIVE	
80 MILL POND DRIVE		TRANSFER HISTORY		DOS	T
BREWSTER, MA 02631		CUTONE CARMINE & HARVEY C		12/04/2020	QS
		RITCHIE SANDRA & SMITH MI		01/27/2017	H
		FULTON HERBERT B & ELLEN		07/02/2015	F

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 %
903	12/20/2022	7	ALTERATIONS	150,000	06/07/2024	TCK	100 100
	12/04/2020	15	SALE REVIEW	980,000	03/28/2021	JMG	100 100
819	11/12/2020	7	ALTERATIONS	3,000	12/30/2020	NF	100 100
83	01/28/2019	7	ALTERATIONS	10,000	12/30/2020	NF	100 100
1000	12/12/2017	1	NEW CONSTRUC	250,000	07/08/2020	MR	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	41,800	12	1.00	12N 1.00 A	316,744	1.28	15	0.85	PF3	1.70	387,530

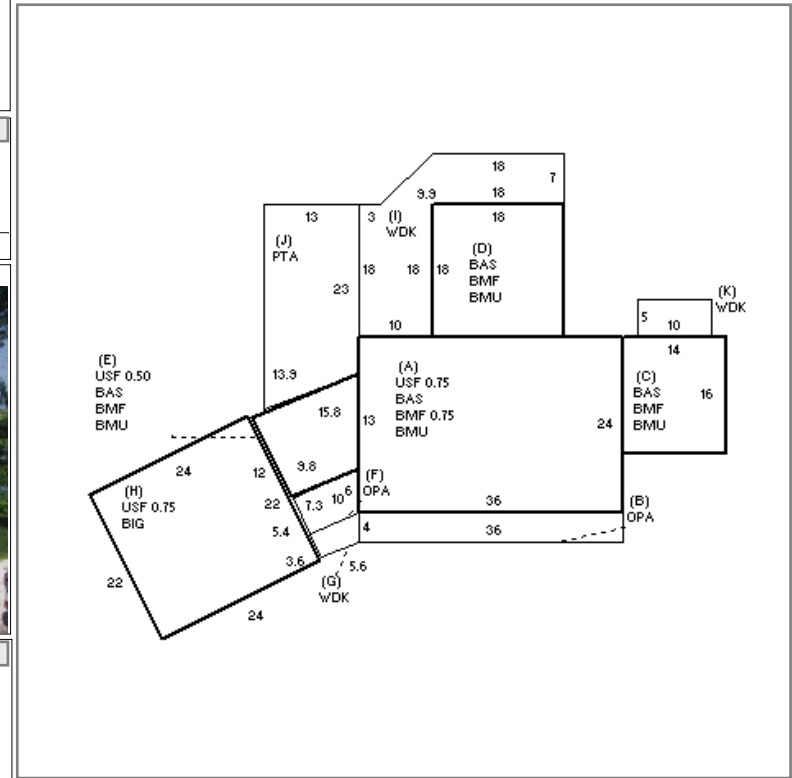
TOTAL	41,800 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	T=PL EASMT			LAND	387,500	365,600
St Ind	MILL POND		LAND	993,300	910,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,380,800	1,275,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/14/2024



BLDG COMMENTS
 BMF= FAM RM/PLAY RM/BDRM/HALF BATH (PER OWNER 3/22/2023)
 INT EST FROM PLANS 2/22/21
 INFO AT DOOR (7/15/19)



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/22/2023	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/14/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	2017	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,056,709		
NET AREA	2,689	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,567		71.12	111,443				
\$NLA(RCN)	\$393	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	1,351		44.31	59,859				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,567	2017	326.45	511,540				
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	726	2017	238.30	173,008				
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	191		67.57	12,905				
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	405		52.97	21,454				
				HEATING/COOL	9	WARM/CL AIR	1.03	H	BIG	N	BUILT-IN GARAGE	528		67.26	35,512				
				FUEL SOURCE	2	GAS	1.00	H	USF	L	UPPER STORY FIN	396	2020	238.30	94,368				
												J	PTA	N	PATIO	332		18.26	6,064
												GFP	O	GAS FIREPLACE	1		4,224.30	4,224	
												ODS	O	OUTDOOR SHOWER	1		3,263.50	3,264	

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

EFF.YR/AGE	2017 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$993,300