

Key: 6125

Town of BREWSTER - Fiscal Year 2025

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CURRENT OWNER				PARCEL ID				LOCATION				
MURPHY-WIGHTMAN JOAN (LIFE ESTATE)				34-54-0				5 MILL POND DRIVE				
5 MILL POND DRIVE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
BREWSTER, MA 02631				MURPHY-WIGHTMAN JOAN (LIF				12/12/2023	F	1	36129-340	
				MURPHY-WIGHTMAN JOAN				11/26/2002	A	100	15989-81	
				WIGHTMAN PAUL C &				11/06/1986	XX	35,000	5387-71	

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	%
482	10/04/2010	7	ALTERATIONS	8,000	12/22/2010	MR	100	100
420	07/24/1995	3	OUT BUILDING	1,000	11/14/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,200	12	1.00	12N 1.00 A 1.00	230,160	2.20	A	1.00	R04	1.05	234,390

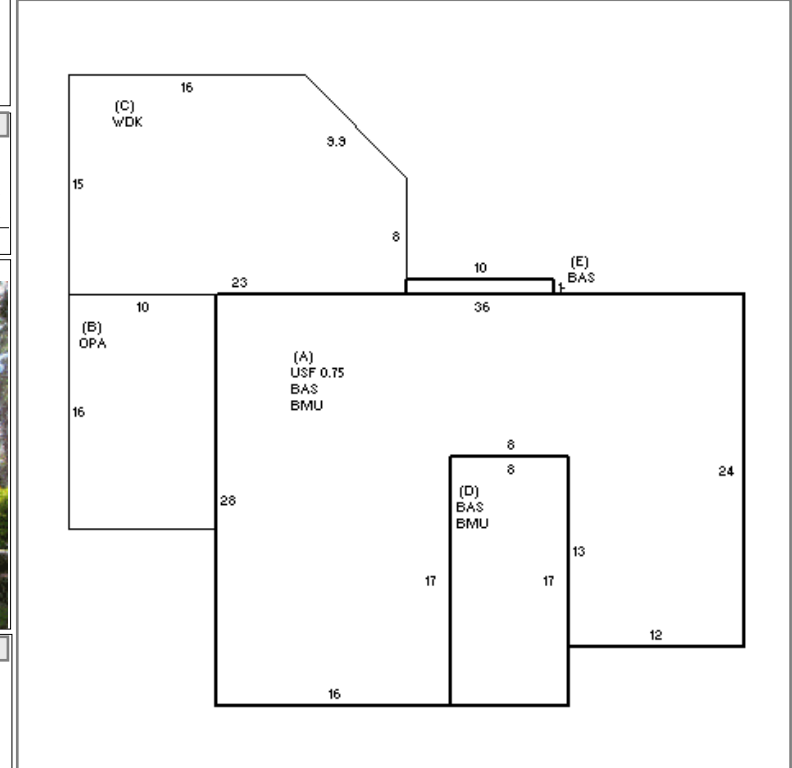
TOTAL	20,200 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	234,400	221,100
St Ind	MILL POND		LAND	407,400	389,800			
Infl	AVERAGE		BUILDING	800	800			
			DETACHED	0	0			
				OTHER	0	0		
				TOTAL	642,600	611,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 6X8	1995	48	22.94	800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/10/2017	NF
MODEL	1		RESIDENTIAL	LIST	1/19/2008	REO
STYLE	4	1.02	CAPE [100%]	REVIEW	11/16/2017	TD
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	1,588	DETAIL ADJ	1.000
\$NLA(RCN)	\$333	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,837
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	2	WD SHINGLE	1.01
FLOOR COVER	2	SOFTWOOD	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
+	BMU	N	BSMT UNFINISHED	960		66.85	64,173
A	USF	L	UPPER STORY FIN	618	1988	208.30	128,729
B	OPA	N	OPEN PORCH	160		56.65	9,064
C	WDK	N	WOOD DECK	321		44.41	14,257
D	BAS	L	BASE AREA	136	1988	301.63	41,021
+	BAS	L	BASE AREA	834	1988	301.63	251,557
	F21	O	FPL 2S 1OP	1		11,501.10	11,501

TOTAL RCN	529,139
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1988 / 35
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$407,400