Key: 1690

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,823

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCANN WILLIAM O & LINDA A 15 CLAFLIN FARM LANE NORTHBORO, MA 01532	78-79-0	55 BITTERSWEET DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCANN WILLIAM O & LINDA	03/30/2012	QS	315,000	26207-166
SADLOW JEANNE L	06/06/1973	XX		1893-005

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

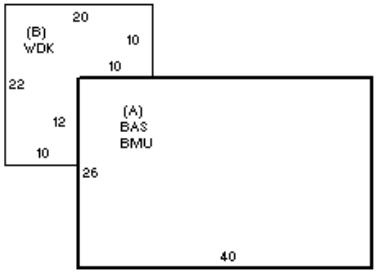
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19	01/20/1993	3	OUT BUILDING	810	02/01/1994		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,330	5 1.00	5-A 1.00	A 1.00	372,640	2.19	A 1.00	R07 1.70			380,010

TOTAL	20,330 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE			
St Ind	CATHEDRAL RD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	380,000	358,500
BUILDING	260,500	249,300
DETACHED	800	800
OTHER	0	0
TOTAL	**641,300**	**608,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60	8 X 8	1993	64	22.01	800

PHOTO 11/17/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/17/2020	NF
LIST	10/31/2007	JH
REVIEW	1/8/2021	MR

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	1.000
$NLA(RCN)	$330	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,410
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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,040		53.64	55,786
A	BAS	L	BASE AREA	1,040	1986	248.23	258,155
B	WDK	N	WOOD DECK	320		37.24	11,917
	F11	O	FPL 1S 1OP	1		7,255.20	7,255
	ODS	O	OUTDOOR SHOWER	1		2,294.30	2,294

TOTAL RCN	342,817

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

EFF.YR/AGE	1986 / 37	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$260,500