

Key: 1710

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.842

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
CLAFLIN DAVID R ETAL TRUSTEES CLAFLIN FAMILY TRUST 12 FOX RUN CIRCLE AUBURN, MA 01501-5702		68-58-0		77 OLD NORTH ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CLAFLIN DAVID R ETAL TRU		12/05/2001	F	1 14530-061	
ST AMAND ELIZABETH C ET		10/01/2001	H	1 14287-170	
ST AMAND ELIZABETH C ETAL		06/05/2001	H	N/A-N/A	

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	%
23-1094	10/18/2023	7	ALTERATIONS	39,575	04/22/2024	NF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	5	1.00	5-A	1.00	A	1.00	R10	1.90		576,360
300	A	0.083	5	1.00	5-A	1.00	A	1.00	R10	1.90		1,890

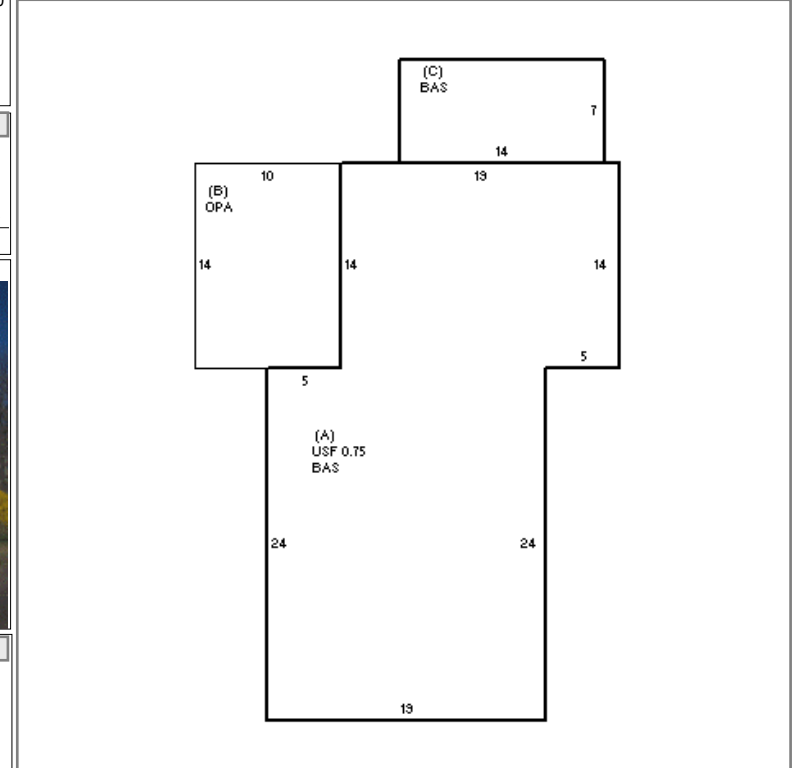
TOTAL	1.460 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	578,300	545,500
St Ind	CATHEDRAL RD					BUILDING	238,500	225,200
Infl	AVERAGE					DETACHED	12,900	12,600
						OTHER	0	0
TOTAL						TOTAL	829,700	783,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 14X24		336	31.80	7,500
LBN	A	1.00	30 0.70 18X16		288	18.30	3,700
SHF	A	1.00	30 0.70 7X11		77	22.01	1,200
OPA	A	1.00	30 0.70 5X7		35	18.50	500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/3/2020	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/17/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1870	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	384,668		
NET AREA	1,362	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BASE AREA	820	1870	289.88	237,705	CONDITION ELEM	CD		
\$NLA(RCN)	\$282	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	542	1870	195.01	105,695	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	140		52.50	7,350	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00		BMU	N	BSMT UNFINISHED	198		70.19	13,898	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		10,658.60	10,659	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536	HEAT/ELEC	A		
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1957 / 66
																		COND	38 38 %
																		FUNC	0
																		ECON	0
																		DEPR	38 % GD 62
																		RCNLD	\$238,500