

Key: 2297

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.452

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
CLIFFORD BRANDON A & ORIANA 311 STONY BROOK ROAD BREWSTER, MA 02631										15-40-0				311 STONY BROOK ROAD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
CLIFFORD BRANDON A & ORIA										08/18/2017		V		543,500		30709-316	
GODWIN LLOYD S JR & SANDR										11/21/2006		A		1 21542-051			
GODWIN LLOYD S JR										10/26/2001		A		1 14370-198			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	60	MULTI-USE RES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
516	08/18/2017	16	MLS REVIEW	543,500	07/23/2018	JMG	100	100
677	07/19/2012	11	CHANGE OF US	500	07/03/2013	TRL	100	100
190	11/18/2011	7	ALTERATIONS	6,000	08/06/2012	DF	100	100
	05/05/1993	4	COMM BLDG	1,000	02/01/1994		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	12	1.00	12M	1.00	A	1.00	219,200	1.00	A	1.00	RM3	1.00	303,350
300	A	1,173	12	1.00	12M	1.00	A	1.00	12,000	1.00	A	1.00	RM3	1.00	14,080

TOTAL	2.550 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	317,400	299,400			
St Ind	STONYBROOK		BUILDING	525,200	496,000			
Infl	AVERAGE		DETACHED	4,900	4,800			
			OTHER	91,700	87,300			
			TOTAL	939,200	887,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	16 X 18	288	19.84	2,900
OSH	-	0.90	50 0.50	12 X 23	276	14.40	2,000



BLDG COMMENTS

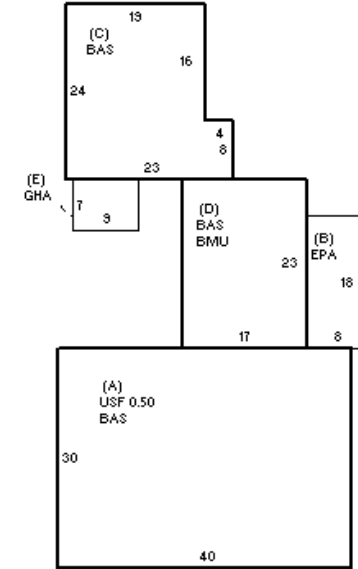
BUILDING	CD	ADJ	DESC	MEASURE	4/15/2008	JH
MODEL	1		RESIDENTIAL	LIST	7/23/2018	EST
STYLE	16	1.05	ANTIQUE [100%]	REVIEW	7/23/2018	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1761	SIZE ADJ	0.990
NET AREA	2,679	DETAIL ADJ	1.000
\$NLA(RCN)	\$280	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	9	\$13,900	
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	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	2,079	1761	260.92	542,457
A	USF	L	UPPER STORY FIN	600	1761	218.43	131,060
B	EPA	N	ENCLOSED PORCH	144		94.68	13,634
D	BMU	N	BSMT UNFINISHED	391		78.62	30,740
E	GHA	N	ATT GREENHOUSE	63		60.28	3,798
	F22	O	FPL 2S 2OP	1		14,668.60	14,669

TOTAL RCN	750,257
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$525,200



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BREWSTER, MA 02631											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	60	MULTI-USE RES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	91,700	
St Ind		BUILDING			
Infl		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/15/2008	JH
MODEL	5		CIM	LIST	4/15/2008	EST
STYLE	53	0.82	STORAGE GARAGE [100%]	REVIEW	5/7/2008	ER
QUALITY	M	0.60	MINIMAL [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	0	SIZE ADJ	1.130
NET AREA	2,385	DETAIL ADJ	0.716
\$NLA(RCN)	\$38	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
% HEATED	0	.92	
% AIR COND	0	1.00	
% SPRINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	3	ASBESTOS	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	5	OTHER	1.00
HEATING/COOL	13	NONE	1.00
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	285	0	40.72	11,605
B	BMU	N	BSMT UNF	1,050		14.19	14,898
B	BAS	L	BASE AREA	1,050	0	40.72	42,754
B	USU	L	UP-STRY UNF	1,050	0	20.41	21,428
C	OPA	N	OPEN PORCH	57		10.25	584
D	WDK	N	WOOD DECK	57		7.88	449

TOTAL RCN	91,718
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
EFF.YR/AGE	2023 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$91,700

