Key: 2951

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,134

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GOMES DAVID W & SAMPLES CATHRYN L 50 CLIPPER WAY BREWSTER, MA 02631	67-103-0	50 CLIPPER WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GOMES DAVID W & SAMPLES C	08/31/2020	QS	835,000	33219-25
SMACK MARY I & JOHN C	08/22/2002	F	1	15500-045
SMACK MARY L & JOHN C	01/16/1998	QS	66,405	11174-011

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

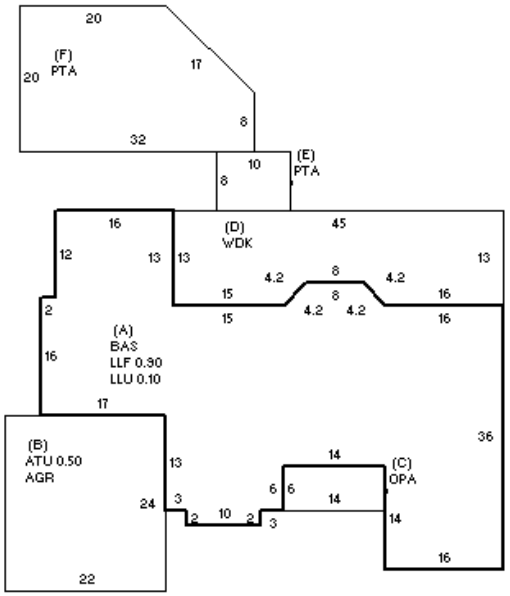
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	08/31/2020	15	SALE REVIEW	835,000	03/04/2021	JMG	100	100
100	02/05/2018	7	ALTERATIONS	2,700	06/12/2018	NF	100	100
1029	12/18/2017	7	ALTERATIONS	17,000	06/12/2018	NF	100	100
NP		12	CYCLICAL NON		02/21/2007	JH	100	100
203	04/14/2000	7	ALTERATIONS	20,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,644	13 1.00	13E 1.00	A 1.00	252,080	1.55	A 1.00	R06 1.15			284,300

TOTAL	31,644 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE	RESUBDIVIDED FOR F/Y 99		
St Ind	YANKEE VILLAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	284,300	268,200
BUILDING	779,700	744,600
DETACHED	0	0
OTHER	0	0
TOTAL	**1,064,000**	**1,012,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/19/2019

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	G-	1.20	GOOD - [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	4/19/2019	NF
LIST	3/4/2021	EST
REVIEW	3/4/2021	JMG

BLDG COMMENTS
WALKOUT BASEMENT
GENERATOR

YEAR BLT	1997	SIZE ADJ	0.970
NET AREA	3,515	DETAIL ADJ	1.000
$NLA(RCN)	$252	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	$14,742
GARAGE SPACES	2	1.00
% BSMT FIN	90	1.00
# 1/2 BATHS	1	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	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	185		116.70	21,589
A	LLF	L	LOWER LEVEL FIN	1,665	2000	141.22	235,123
A	BAS	L	BASE AREA	1,850	1997	283.20	523,913
B	AGR	N	ATT GARAGE	528		47.41	25,032
B	ATU	N	ATTIC UNF	264		65.27	17,231
C	OPA	N	OPEN PORCH	84		61.11	5,133
D	WDK	N	WOOD DECK	552		47.91	26,446
E	PTA	N	PATIO	80		22.35	1,788
F	PTA	N	PATIO	568		14.57	8,278
	GFP	O	GAS FIREPLACE	1		3,820.60	3,821
	ODS	O	OUTDOOR SHOWER	1		2,951.60	2,952

TOTAL RCN	886,047
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2009 / 14
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	$779,700