**Key: 2956** **Town of BREWSTER - Fiscal Year 2025** 9/17/2024 2:15 pm SEQ #: 3,139

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **STURR PETER D & CORR EILEEN A**<br>**107 CLIPPER WAY**<br>**BREWSTER, MA 02631** | **67-27-0** | **107 CLIPPER WAY** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| STURR PETER D & CORR EILE | 08/23/2022 | QS | 975,000 | 35323-71 |
| FLAHERTY JUDITH A TRUSTE | 09/19/2003 | F | 1 | 17667-175 |
| FLAHERTY JUDITH A | 09/17/2003 | F | 1 | 17660-180 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 24-93 | 03/12/2024 | 7 | ALTERATIONS | 58,000 | | | 0 | 0 |
| 24-92 | 02/16/2024 | 7 | ALTERATIONS | 25,000 | | | 0 | 0 |
| 23-430 | 04/20/2023 | 7 | ALTERATIONS | 3,367 | 05/22/2024 | TCK | 100 | 100 |
| | 08/23/2022 | 16 | MLS REVIEW | 975,000 | 06/12/2023 | JMG | 100 | 100 |
| NP | | 12 | CYCLICAL NON | | 02/21/2007 | JH | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | | St Ind | | Infl | | ADJ BASE | SAF | Topo | | Lpi | | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 30,330 | 13 | 1.00 | 13E | 1.00 | A | 1.00 | 252,080 | 1.60 | A | 1.00 | R06 | 1.15 | | | 281,360 |

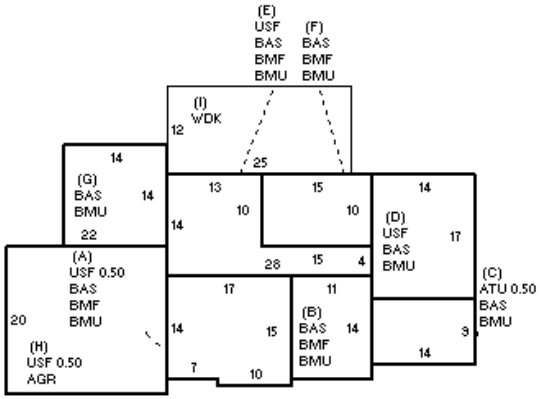
| TOTAL | 30,330 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | RESUBDIVIDED FOR F/Y 99 | | |
| St Ind | YANKEE VILLAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 281,400 | 265,400 |
| BUILDING | 652,600 | 616,300 |
| DETACHED | 5,300 | 5,300 |
| OTHER | 0 | 0 |
| TOTAL | **939,300** | **887,000** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 20 0.80 | 8X12 | 2000 | 96 | 22.01 | 1,700 |
| HTB | A 1.00 | 20 0.80 | | | 1 | 4,058.10 | 3,200 |
| OSH | A 1.00 | 20 0.80 | 2X12 | | 24 | 18.50 | 400 |

PHOTO 06/05/2024




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.02 | CAPE [100%] |
| QUALITY | G- | 1.20 | GOOD - [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 4/19/2019 | NF |
| LIST | 4/19/2019 | EST |
| REVIEW | 6/5/2024 | EMZ |

BLDG COMMENTS

| | | | |
|---|---|---|---|
| YEAR BLT | 1999 | SIZE ADJ | 1.000 |
| NET AREA | 2,178 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $361 | OVERALL | 1.020 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 9 | $14,321 |
| GARAGE SPACES | 2 | 1.00 |
| % BSMT FIN | 0 | 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 | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,354 | | 66.51 | 90,056 |
| + | BMF | N | BSMT FINISH | 794 | | 46.01 | 36,535 |
| + | BAS | L | BASE AREA | 1,354 | 1999 | 301.72 | 408,524 |
| + | USF | L | UPPER STORY FIN | 824 | 1999 | 222.73 | 183,533 |
| C | ATU | N | ATTIC UNF | 63 | | 65.36 | 4,118 |
| H | AGR | N | ATT GARAGE | 440 | | 49.59 | 21,819 |
| I | WDK | N | WOOD DECK | 300 | | 47.98 | 14,394 |
| | GFP | O | GAS FIREPLACE | 1 | | 3,826.20 | 3,826 |
| | MST | O | MAS/METAL STACK | 1 | | 6,153.00 | 6,153 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,956.00 | 2,956 |

| TOTAL RCN | 786,234 |
|---|---|

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

| EFF.YR/AGE | 1999 / 24 | | |
|---|---|---|---|
| COND | 17 | 17 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 17 | % GD | 83 |
| RCNLD | | | $652,600 |