

Key: 395

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 413

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CLARK EDWARD F & KATHLEEN L TRUSTEES THE 101 ROBINSON RD REALTY TRUST 186 WASHINGTON STREET BELMONT, MA 02478				69-90-0				101 ROBINSON ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CLARK EDWARD F & KATHLEEN				11/28/2017	F	100	30971-206				
CLARK EDWARD F & KATHLEEN				10/17/2008	F	100	23216-148				
CLARK EDWARD F JR & KATHL				11/29/1971	XX	33,000	1563-342				

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	%
671	10/06/2020	7	ALTERATIONS	4,850	12/18/2020	NF	100	100
595	08/17/2017	7	ALTERATIONS	1,500	04/17/2018	NF	100	100
719	08/04/2016	7	ALTERATIONS	20,112	02/14/2017	NF	100	100

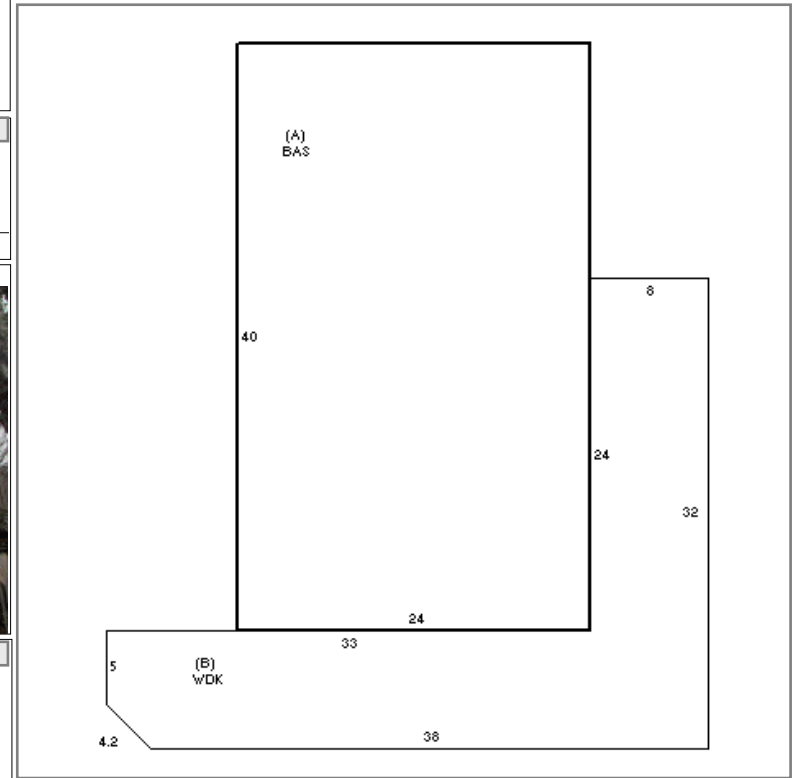
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,680	5	1.00	A	1,468,640	4.56	A	1.00	BVG	6.70	1,334,250

TOTAL	8,680 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	1,334,300	1,258,800
St Ind	AVERAGE		LAND	117,300	110,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,451,600	1,369,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/18/2020	NF
MODEL	1		RESIDENTIAL	LIST	12/18/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	1/25/2021	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	960	DETAIL ADJ	1.000
\$NLA(RCN)	\$204	OVERALL	0.900

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	5	VINYL	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	960	1950	179.70	172,510
B	WDK	N	WOOD DECK	516		26.46	13,653
	F11	O	FPL 1S 10P	1		5,155.00	5,155
	ODS	O	OUTDOOR SHOWER	1		1,630.10	1,630

TOTAL RCN	195.581
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1950 / 73
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$117,300