Key: 5629

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,849

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PAVLOV GREGORY 43 CLARK ROAD BREWSTER, MA 02631	74-51-0	43 CLARK ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PAVLOV GREGORY	04/17/2019	QS	500,000	31959-59
BARNARD PAUL A & LINDA J	04/03/2015	V	439,750	28780-232
APPEL MICHAEL C & CAROLYN	10/30/2008	V	422,000	23242-307

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

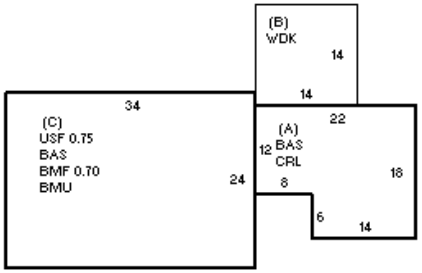
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
484	05/25/2021	3	OUT BUILDING	25,739	05/21/2024	TCK	100	100
		14	CYCLICAL GRO		03/06/2021	NF	100	100
30	01/13/2020	7	ALTERATIONS	5,700	12/23/2020	NF	100	100
2020-21	04/17/2019	13	SPLIT/SUB/LA		07/30/2019	JMG	100	100
	04/17/2019	16	MLS REVIEW	500,000	03/09/2020	JMG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,610	15 1.00	15A 1.00	A 1.00	328,800	1.88	A 1.00	R04 1.50			348,640

TOTAL	24,610 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE	FY2020 Combine 74-51 & 74-52 to remain 74-51 - see Building Commissioner Determiniation 11/19/1999		
St Ind	SHEEP POND EST.				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	348,600	328,900
BUILDING	424,100	405,600
DETACHED	7,500	1,900
OTHER	0	0
TOTAL	**780,200**	**736,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 12	2016	96	22.01	1,900
SHF	A 1.00	01 1.00	20X14	2023	280	19.84	5,600

PHOTO 06/05/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/6/2021	NF
LIST	3/6/2021	EST
REVIEW	6/5/2024	EMZ

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	1,776	DETAIL ADJ	1.000
$NLA(RCN)	$306	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	348		31.88	11,095
+	BAS	L	BASE AREA	1,164	1966	266.59	310,311
B	WDK	N	WOOD DECK	196		41.16	8,067
C	BMU	N	BSMT UNFINISHED	816		61.95	50,551
C	BMF	N	BSMT FINISH	571		42.35	24,183
C	USF	L	UPPER STORY FIN	612	1966	193.04	118,141
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	543,732

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT/ELEC	G

EFF.YR/AGE	1989 / 34	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$424,100