

Key: 5634

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.853

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HULBURD JACK E & WANG CATHARINE C 20 MARSHFIELD ROAD NEWTON, MA 02459-2528				74-53-0				67 CLARK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HULBURD JACK E & CARLETON JOHN D & FRANCES				01/13/2014	QS	448,000	27932-327				
				11/10/1976	XX		2424-252				

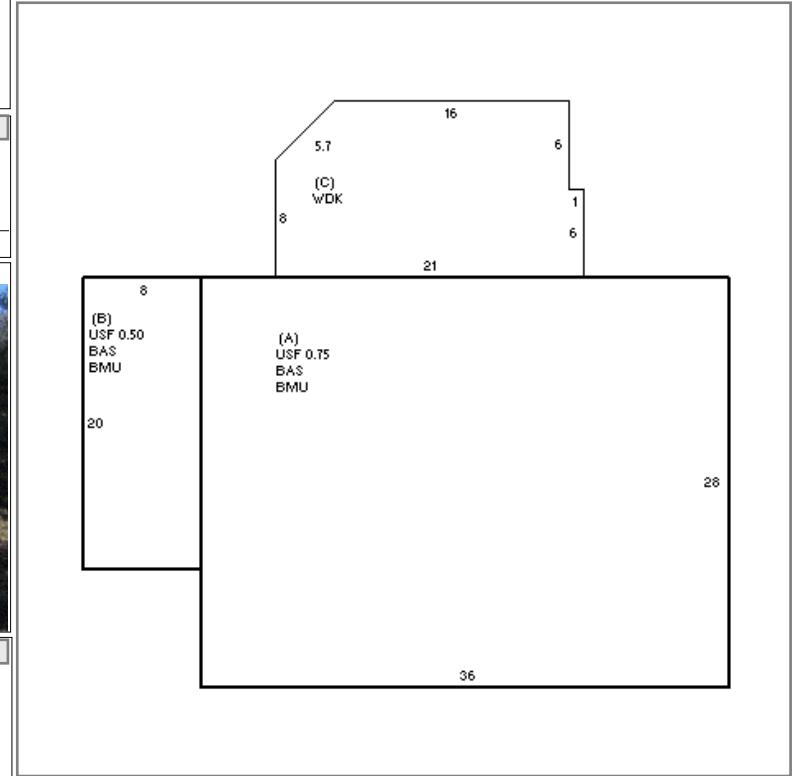
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
64	01/20/2022	7	ALTERATIONS	560	03/01/2023	TCK	100	100
		14	CYCLICAL GRO		03/04/2021	NF	100	100
96	02/01/2021	7	ALTERATIONS	2,900	03/04/2021	NF	100	100
471	06/04/2018	7	ALTERATIONS	6,600	07/23/2019	TCK	100	100
		12	CYCLICAL NON		11/09/2011	MR	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,305	15	1.00	15A	1.00	A	1.00			328,800	310,500	
TOTAL						12,305 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd						NBHD 15	NOTE	LAND			310,500	292,900	
St Ind						SHEEP POND EST.		BUILDING			460,800	440,400	
Infl						AVERAGE		DETACHED			2,100	2,100	
								OTHER			0	0	
							TOTAL			773,400	735,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 8X12	2019	96	22.01	2,100



BUILDING	CD	ADJ	DESC	MEASURE	3/4/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/4/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/29/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	2,004	DETAIL ADJ	1.000
\$NLA(RCN)	\$277	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$7,956
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	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,168		57.59	67,268
+	BAS	L	BASE AREA	1,168	2000	258.97	302,480
+	USF	L	UPPER STORY FIN	836	2000	185.61	155,172
C	WDK	N	WOOD DECK	238		39.99	9,517
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	555,210	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE	2000 / 23	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$460,800	