

Key: 6342

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.574

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CURRENT OWNER								PARCEL ID				LOCATION			
CLARK ROBERT L & LYNCH DONNA M TRUSTEES LYNCH CLARK TRUST 116 DERBY LANE BREWSTER, MA 02631								12-9-0				116 DERBY LANE			
TRANSFER HISTORY								DOS	T	SALE PRICE		BK-PG (Cert)			
CLARK ROBERT L & LYNCH DO								11/07/2023	F	100		36076-45			
LYNCH DONNA M & CLARK ROB								04/22/1992	C	100		7981-242			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
746	10/01/2015	7	ALTERATIONS	9,800	05/09/2016	WFF	100	100
380	07/01/2004	3	OUT BUILDING	2,000			100	100

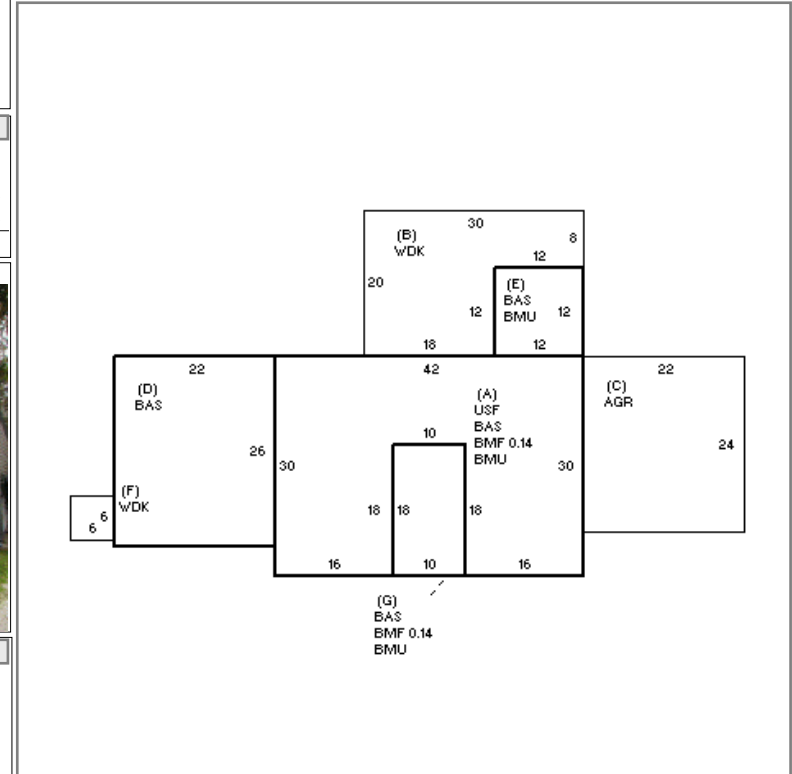
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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,996	12	1.00	A	1.00	A	1.00	219,200	1.29	A	1.00	R03	1.00		266,800

TOTAL	40,996 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E				LAND	266,800	251,700
St Ind	AVERAGE		LAND	667,600	638,300			
Infl	AVERAGE		DETACHED	2,800	2,800			
			OTHER	0	0			
TOTAL						TOTAL	937,200	892,800

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	20 0.80	12X14	2004	168	20.77	2,800



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BUILDING	CD	ADJ	DESC	MEASURE	11/1/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/1/2017	NF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/22/2017	NF
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF=FR

YEAR BLT	1988	SIZE ADJ	0.980
NET AREA	3,056	DETAIL ADJ	0.950
\$NLA(RCN)	\$277	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	\$12,838	
GARAGE SPACES	2	1.00	
% BSMT FIN	14	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	2	.95	

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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,404		59.57	83,636
+	BMF	N	BSMT FINISH	176		43.37	7,634
A	USF	L	UPPER STORY FIN	1,080	1988	189.62	204,794
+	WDK	N	WOOD DECK	492		42.15	20,739
C	AGR	N	ATT GARAGE	528		41.71	22,023
+	BAS	L	BASE AREA	1,976	1988	243.86	481,862
	F21	O	FPL 2S 1OP	1		11,489.90	11,490

TOTAL RCN	845,015
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1991 / 32
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$667,600