

Key: 6855

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.082

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CLAPP DAVID E & FRANCES TRSTES CLAPP RESIDENTIAL REALTY TRUST 70 HARMONY LANE BREWSTER, MA 02631		53-34-0		70 HARMONY LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CLAPP DAVID E & FRANCES T		01/20/2006	F	100 (179069)	
CLAPP DAVID E & FRANCES		07/12/2004	F	1 (173672)	
CLAPP DAVID E		07/05/1995	A	100 (137665)	

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 %
939	11/20/2017	7	ALTERATIONS	16,200	05/31/2018	NF	100 100
NP		14	CYCLICAL GRO		08/07/2017	NF	100 100
		12	CYCLICAL NON		06/20/2007	JH	100 100
741	12/09/2005	2	ADD	10,000	06/20/2007	JH	100 100
620	10/21/2004	5	OTHER	10,000	05/04/2005	JB	100 100

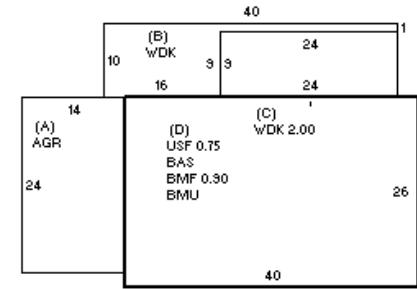
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	14	1.00	A	1.00	A	1.00	226,872	1.00	10	0.90 R03 1.15	313,960
300	A	0.033	14	1.00	A	1.00	A	1.00	13,800	1.00	A	1.00 R03 1.15	460

TOTAL	1.410 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE Adj for kettle hole.	LAND	314,400	322,400			
St Ind	AVERAGE		BUILDING	494,400	466,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL				808,800	789,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/7/2017	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	6/14/2018	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

BMF=OFFICE,LIBRARY,EXERCISE RM

G

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	602,920	
NET AREA	1,820	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATT GARAGE	336		45.19	15,185	CONDITION ELEM	CD	
\$NLA(RCN)	\$331	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	WDK	N	WOOD DECK	616		41.94	25,837	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	D	BMU	N	BSMT UNFINISHED	1,040		60.42	62,833	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	D	BMF	N	BSMT FINISH	936		38.09	35,655	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.00	D	BAS	L	BASE AREA	1,040	1984	279.58	290,764	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	780	2004	196.72	153,439	HEAT/ELEC	A	
				HEATING/COOL	11	HTWT/CL AIR	1.05	F21	O		FPL 2S 1OP	1		10,861.60	10,862			
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.75	1.00															
ROOMS		6	1.00															
BEDROOMS		2	1.00															
BATHROOMS		2	1.00															
FIXTURES		6	\$8,346															
GARAGE SPACES		0	1.00															
% BSMT FIN		90	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE		1997 / 26																
COND		18	18 %															
FUNC		0																
ECON		0																
DEPR		18	% GD 82															
RCNLD				\$494,400														