

Key: 695

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 715

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CLEMENCE JOAN L TRUSTEE THE JOAN L CLEMENCE LIVING TR PO BOX 616 BREWSTER, MA 02631				79-15-0				61 CHAPEL LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CLEMENCE JOAN L TRUSTEE				02/23/2006	F	1	20763-197				
CLEMENCE JOAN L				11/07/2005	DC	1	20447-280				
CLEMENCE ELLIOTT I &				02/20/1998	F	100	11236-050				

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	%
528	06/06/2019	7	ALTERATIONS	7,538	07/09/2020	NF	100	100
108	03/04/1999	12	CYCLICAL NON		09/24/2007	JH	100	100
		3	OUT BUILDING	2,500			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	26,984	5	1.00	A	1.00	A	1.00	767,200	1.75	A	1.00	R12	3.50			830,940

TOTAL	26,984 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	N O T E	topo=access			LAND	830,900	627,100
St Ind	AVERAGE		BUILDING	306,200	293,000			
Infl	AVERAGE		DETACHED	2,800	2,800			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,139,900</b>	<b>922,900</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	30 0.70 12 X 16	1999	192	20.77	2,800	07/09/2020



BLDG COMMENTS  
2 SKYLIGHTS

BUILDING	CD	ADJ	DESC	MEASURE	11/6/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/24/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	1/5/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,284	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	856		60.18	51,514
\$NLA(RCN)	\$318	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	856	1980	281.60	241,051
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	428	1980	189.44	81,080
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	440		39.98	17,593
				FLOOR COVER	3	W/W CARPET	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	2	HOT WATER	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	408,221	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	G
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
EFF.YR/AGE		1983 / 40	
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	\$306,200		

