**Key: 72**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 77

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CLEMMENSON DONALD A TRUSTEE & | 38-16-0 | 456 PAINES CREEK ROAD |
| CLEMMENSON LOUISE ANN TRUSTEE | | |
| PO BOX 594 | | |
| BREWSTER, MA 02631 | | |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CLEMMENSON DONALD A TRUST | 04/13/2022 | F | 1 | 35046-257 |
| CLEMMENSON DONALD & CARLS | 11/12/1993 | H | 1 | 8884-081 |
| CLEMMENSON DONALD | 11/12/1993 | H | 1 | 8884-078 |

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

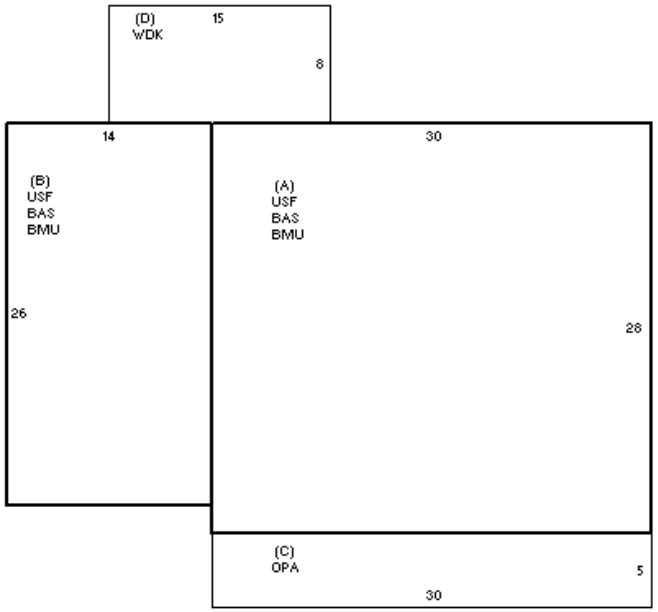
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 60 | 01/23/2019 | 7 | ALTERATIONS | 8,600 | 07/07/2020 | NF | 100 | 100 |
| 372 | 05/02/2013 | 7 | ALTERATIONS | 5,000 | 08/06/2014 | RJM | 100 | 100 |
| 387 | 04/30/2013 | 5 | OTHER | 2,942 | 08/06/2014 | RJM | 100 | 100 |
| 200 | 03/06/2013 | 7 | ALTERATIONS | 1,000 | 08/06/2014 | RJM | 100 | 100 |
| 2 | 01/29/2013 | 6 | DEMO | 5,000 | 08/06/2014 | RJM | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 9,900 | 1 1.00 | A 1.00 | A 1.00 | 767,200 | 4.05 | A 1.00 | R12 3.50 | | | 706,870 |

| TOTAL | 9,900 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 1 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 706,900 | 533,500 |
| BUILDING | 730,500 | 689,900 |
| DETACHED | 1,600 | 1,600 |
| OTHER | 0 | 0 |
| TOTAL | **1,439,000** | **1,225,000** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 10 0.90 | 8X10 | 2004 | 80 | 22.01 | 1,600 |

PHOTO 07/07/2020

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.02 | CAPE [100%] |
| QUALITY | G | 1.30 | GOOD [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 8/6/2014 | RJM |
|---|---|---|
| LIST | 8/6/2014 | RJM |
| REVIEW | 8/7/2014 | SEJ |

| YEAR BLT | 2013 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,408 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $333 | OVERALL | 1.050 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | $14,196 |
| GARAGE SPACES | 0 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| # OF UNITS | 0 | 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 |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,204 | | 74.17 | 89,304 |
| + | BAS | L | BASE AREA | 1,204 | 2013 | 336.47 | 405,113 |
| + | USF | L | UPPER STORY FIN | 1,204 | 2013 | 230.47 | 277,481 |
| C | OPA | N | OPEN PORCH | 150 | | 68.25 | 10,238 |
| D | WDK | N | WOOD DECK | 120 | | 53.51 | 6,421 |

| TOTAL RCN | 802,753 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 2013 / 10 | |
|---|---|---|
| COND | 10 | 10 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 9 | % GD 91 |
| RCNLD | | $730,500 |