Key: 1502

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.638

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LUND DAVID J & KATHRYN 19 SOUTH WHITE PINE LANE MANSFIELD, MA 02048	90-115-0	44 SEARS ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LUND DAVID J & KATHRYN	09/16/2022	QS	1,000,000	35369-113
SLYE LEAH J TRUSTEE	11/18/2005	O	610,000	20486-153
SCOVILL RONALD C &	05/31/1996	A	100	10228-306

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

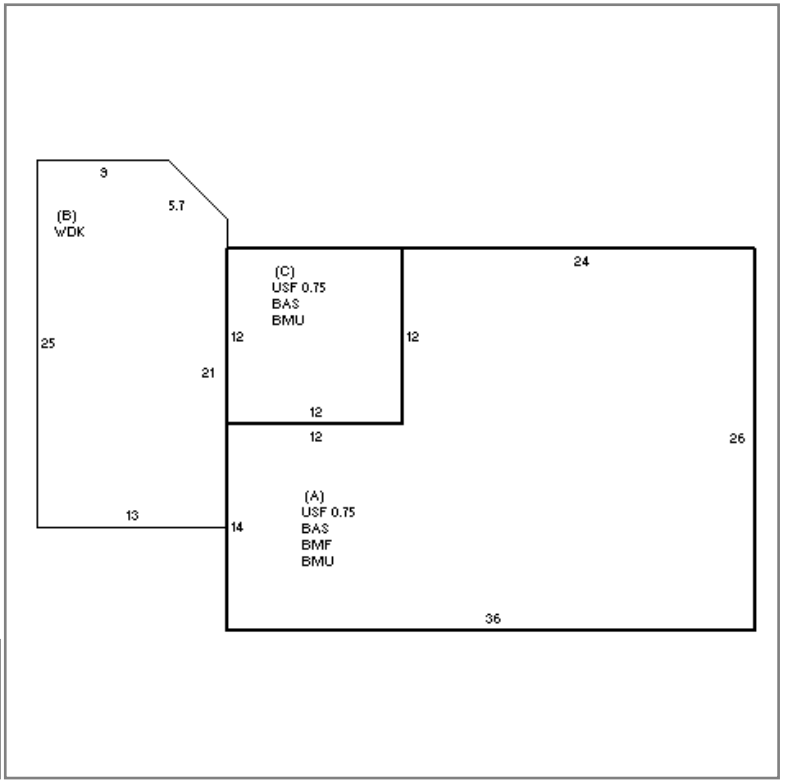
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-358	04/25/2023	7	ALTERATIONS	53,466	04/30/2024	NF	100	100
23-60	01/17/2023	7	ALTERATIONS	1,800	04/30/2024	NF	100	100
	09/16/2022	16	MLS REVIEW	1,000,000	06/26/2023	JMG	100	100
		14	CYCLICAL GRO		12/02/2020	NF	100	100
415	06/27/2006	3	OUT BUILDING	2,000	06/29/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,000	6 1.00	A 1.00	A 1.00	767,200	4.41	A 1.00	R12 3.50			699,670

TOTAL	9,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	699,700	528,100
BUILDING	416,000	374,100
DETACHED	1,500	1,500
OTHER	0	0
TOTAL	**1,117,200**	**903,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	15 0.85	8X10	2007	80	22.01	1,500

PHOTO 05/20/2024

BLDG COMMENTS

BMF= FAM ROOM/MEDIA ROOM (PER PLANS 6/28/2024)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/2/2020	NF
LIST	7/9/2007	JH
REVIEW	5/20/2024	EMZ

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,638	DETAIL ADJ	1.000
$NLA(RCN)	$314	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,712
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	16	FHA+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	936		60.77	56,881
A	BMF	N	BSMT FINISH	792		38.72	30,667
+	BAS	L	BASE AREA	936	1971	274.21	256,658
+	USF	L	UPPER STORY FIN	702	2002	189.36	132,933
B	WDK	N	WOOD DECK	317		40.37	12,799
	F21	O	FPL 2S 1OP	1		10,455.50	10,456
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	513,592
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1995 / 28	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$416,000