

Key: 2486

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.643

LEGAL

LAND

DETACHED

BUILDING

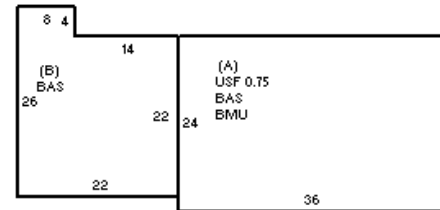
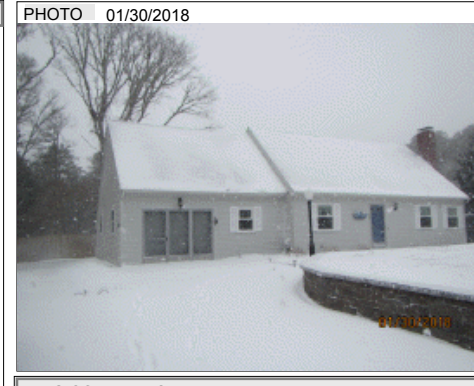
CURRENT OWNER		PARCEL ID	LOCATION			
WALCOTT LYNDA L 191 RUGGLES STREET WESTBOROUGH, MA 01581		5-90-0	19 HORSE WAY			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
WALCOTT LYNDA L		06/24/2013	F	100	(200712)	
HARVEY JAMES A TRUSTEE		01/17/1991	A	100	(122518)	

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 %
388	08/10/2010	7	ALTERATIONS	7,800	12/28/2010	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	26,500	12	1.00	A	1.00	A	1.00	219,200	1.77	A	1.00	R03	1.00									236,380

TOTAL	26,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND		236,400	223,000		
St Ind	AVERAGE		BUILDING		520,700	491,600		
Infl	AVERAGE		DETACHED		0	0		
			OTHER		0	0		
			TOTAL		757,100	714,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/30/2018	NF
MODEL	1		RESIDENTIAL	LIST	1/30/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/16/2019	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	2,028	DETAIL ADJ	1.000
\$NLA(RCN)	\$347	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$10,343
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	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
A	BMU	N	BSMT UNFINISHED	864		78.23	67,594
A	USF	L	UPPER STORY FIN	648	1977	243.78	157,972
+	BAS	L	BASE AREA	1,380	1977	326.86	451,065
	F21	O	FPL 2S 1OP	1		13,460.20	13,460
	ODS	O	OUTDOOR SHOWER	1		3,202.30	3,202

TOTAL RCN	703.637
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1981 / 42
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$520,700