

Key: 3311

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.509

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SAGHYAN LUSINE 12 OXFORD STREET NATICK, MA 01760				100-18-0				26 PINWOOD DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SAGHYAN LUSINE				04/30/2014	QS	290,000	(203222)				
SVENDSEN FRED G				07/08/2008	A	1	(186426)				
SVENDSEN FRED & CORINNE L				09/11/1978	XX	7,500	(75459)				

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	%
23-415	04/10/2023	77	SOLAR PANELS	5,280	05/20/2024	TCK	100	100
112	02/26/2015	7	ALTERATIONS	1,500	04/19/2016	WFF	100	100
329	06/16/1999	5	OTHER	4,800			100	100
430	09/28/1993	5	OTHER	700			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	13	1.00	13M 1.00 A 1.00	219,200	2.82	A	1.00	R02	1.00	212,500

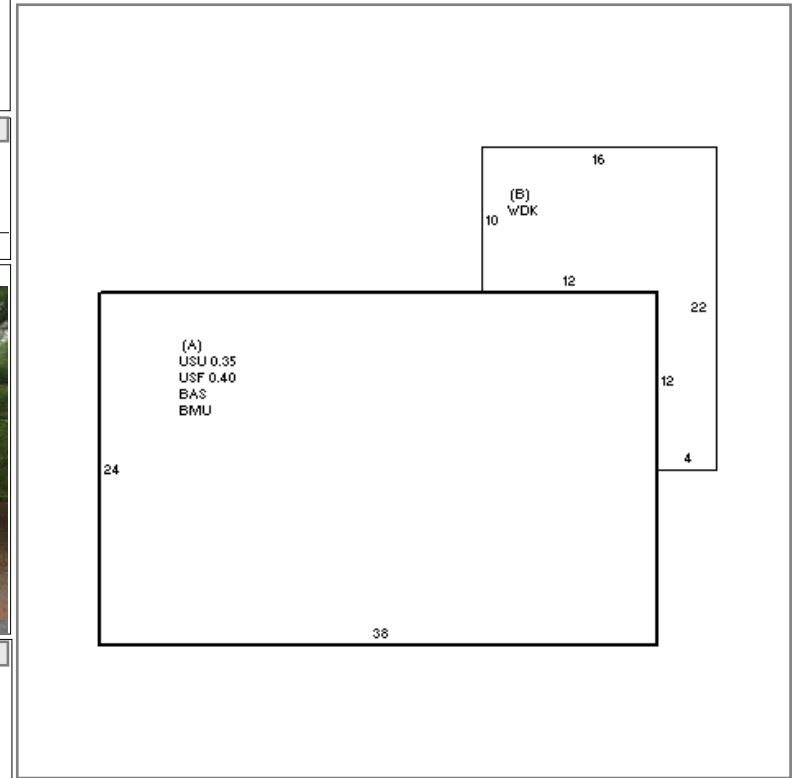
TOTAL	15,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	212,500	200,500
St Ind	LUND FARM		BUILDING	291,000	274,800			
Infl	AVERAGE		DETACHED	500	500			
			OTHER	0	0			
			TOTAL	504,000	475,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	80 0.20 87X15		120	21.39	500



BLDG COMMENTS
2ND FLOOR HALF FINISHED-BR&BATH (PER MLS)
24 SOLAR PANELS

BUILDING	CD	ADJ	DESC	MEASURE	12/4/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/4/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/5/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,277	DETAIL ADJ	1.000
\$NLA(RCN)	\$312	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$7,566
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	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	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	912		57.23	52,194
A	BAS	L	BASE AREA	912	1979	258.23	235,509
A	USF	L	UPPER STORY FIN	365	1979	180.15	65,755
A	USU	N	UPPER STORY UNF	319		54.74	17,461
B	WDK	N	WOOD DECK	208		38.03	7,909
	F21	O	FPL 2S 1OP	1		9,846.50	9,847
	ODS	O	OUTDOOR SHOWER	1		2,342.60	2,343

TOTAL RCN	398,584
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1979 / 44
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73

RCNLD	\$291,000
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