

Key: 3353

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.552

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
AVERY BETTE ANNE LIFE ESTATE 121 LUND FARM WAY BREWSTER, MA 02631				99-5-0				121 LUND FARM WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AVERY BETTE ANNE LIFE EST				07/14/2020	V	100	33068-87				
AVERY BETTE ANNE				06/19/2002	H		15280-019				
AVERY LLOYD K & BETTE ANN				04/06/1979	XX	30,000	2896-196				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0180	100	Mixed-Res/Chpt			1	4	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
280	12/06/2021	5	OTHER		05/19/2004	JB	100 0
432	05/13/2002	7	CYCLICAL NON ALTERATIONS	12,339	03/31/2009	JH	100 100
433	08/03/1999	8	YARD ITEMS	500			100 100
	08/03/1999	8	YARD ITEMS	500			100 100

LAND

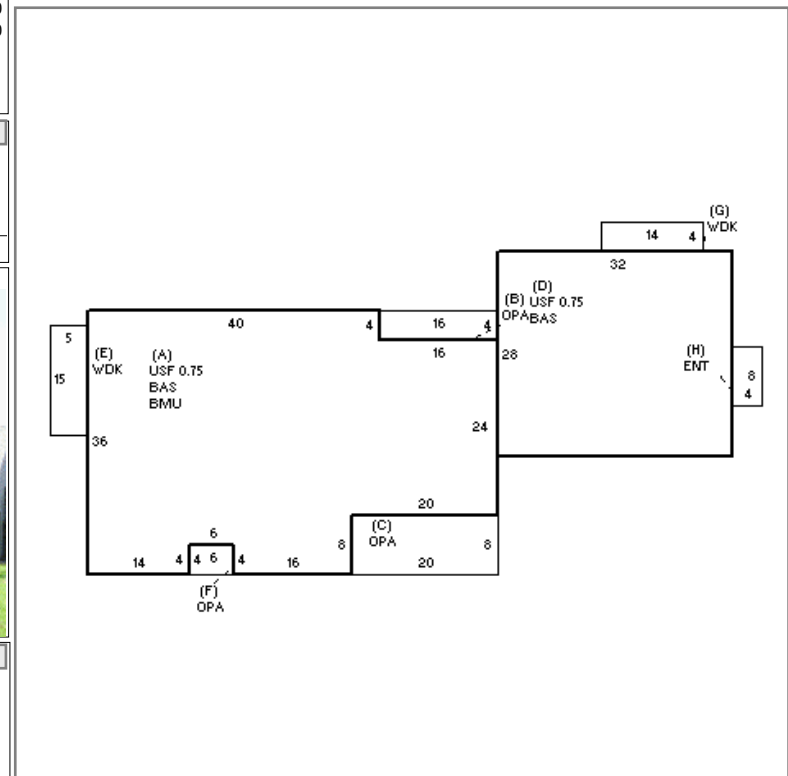
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13	1.00	13M	1.00	A	1.00	252,080	1.00	A	1.00
200	A	1,377	13	1.00	13M	1.00	A	1.00	138,575	1.00	A	1.00
300	A	3,266	13	1.00	13M	1.00	A	1.00	13,800	1.00	A	1.00

DETACHED

TOTAL	6.020 Acres				ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13				N	CORRECT SQ FT FOR F/Y 2004 PER PLAN BOOK 332			LAND	407,830	384,740
St Ind	LUND FARM				O	PG 14 --- -----LOT A-1b-B Moved to 61B for FY 14 per			BUILDING	227,700	214,900
Infl	AVERAGE				T	DOR as horses for 61A need to involve breeding.			DETACHED	93,900	92,900
					E				OTHER	0	0
									TOTAL	729,430	692,540

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	G	1.20	10 0.90		1,782	21.96	35,200
LBN	G	1.20	10 0.90		2,970	21.96	58,700



BUILDING	CD	ADJ	DESC	MEASURE	5/19/2004	JB
MODEL	1		RESIDENTIAL	LIST	5/19/2004	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/19/2004	JB
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

INDING

YEAR BLT	1989	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,264,806
NET AREA	4,662	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,768		62.57	110,622		
\$NLA(RCN)	\$271	OVERALL	0.970	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	1,998	1989	188.16	375,949		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	248		61.16	15,167		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	2,664	1989	271.36	722,903		
				FLOOR COVER	6	OTHER	1.00	+	WDK	N	WOOD DECK	131		47.95	6,281		
				INT FINISH	5	MIN/OTHER	0.95	H	ENT	N	ENCLOSED ENTRY	32		158.55	5,074		
				HEATING/COOL	2	HOT WATER	1.00		F21	O	FPL 2S 1OP	1		12,416.40	12,416		
				FUEL SOURCE	1	OIL	1.00										

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

EFF.YR/AGE	1989 / 34	
COND	22	22 %
FUNC	60	UC
ECON	0	
DEPR	82	% GD 18
RCNLD	\$227,700	