

Key: 3384

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.596

LEGAL

LAND

DETACHED

BUILDING

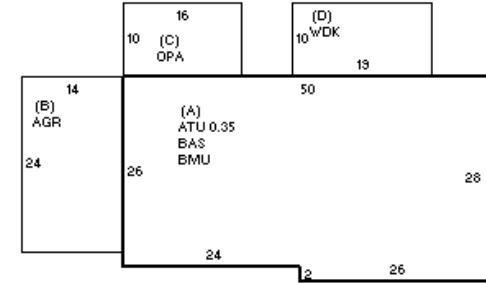
CURRENT OWNER		PARCEL ID		LOCATION	
DUNNOCK JOANNE M 355 LUND FARM WAY BREWSTER, MA 02631		89-75-0		355 LUND FARM WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DUNNOCK JOANNE M		07/31/2015	F	1 29052-25	
DUNNOCK JOANNE M TRUSTEE		11/26/2008	F	1 23286-003	
DUNNOCK JOANNE M		02/09/2000	H	12823-101	

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 %
504	06/20/2017	5	OTHER	5,000	05/25/2018	NF	100 100
722	09/24/2012	7	ALTERATIONS	1,745			100 100
470	07/17/2006	7	ALTERATIONS	10,000	08/01/2007	JH	100 100
		12	CYCLICAL NON		04/06/2004		100 100
212	07/09/1990	5	OTHER	950	03/11/1991		100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	27,100	13	1.00	13M 1.00	A	1.00	226,872	1.74	10	0.90	R04 1.15	246,000

TOTAL	27,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE T=SEVERE SLOPE IN REAR	LAND	246,000	232,100			
St Ind	LUND FARM		BUILDING	402,100	379,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	648,100	612,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

WALK-OUT BMU Fuel source changed per owner for FY 17=dht

BUILDING	CD	ADJ	DESC	MEASURE	1/12/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/12/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	1/29/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	529,066	
NET AREA	1,352	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,352		59.77	80,813	CONDITION ELEM	CD	
\$NLA(RCN)	\$391	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,352	1985	271.15	366,595	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	473		58.74	27,784	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	336		46.46	15,611	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	160		55.00	8,800	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	190		43.12	8,193	HEAT/ELEC	A	
				HEATING/COOL	2	HOT WATER	1.00	F11	O	O	FPL 1S 1OP	1		8,400.70	8,401			
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		5	1.00															
BEDROOMS		3	1.00															
BATHROOMS		3	1.00															
FIXTURES		9	\$12,870															
GARAGE SPACES		1	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE		1985 / 38																
COND	24	24 %																
FUNC	0																	
ECON	0																	
DEPR	24	% GD	76															
RCNLD		\$402,100																