

Key: 3392

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.604

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SANDLAND NICHOLAS & AMANDA 352 LUND FARM WAY BREWSTER, MA 02631				100-153-0				352 LUND FARM WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SANDLAND NICHOLAS & AMAND COONEY CHRISTOPHER W				04/22/2011 03/19/1984	QS	519,000	25400-306 (31984)				

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	%
24-472	05/30/2024	7	ALTERATIONS	10,451				0 0
929	10/13/2016	3	OUT BUILDING	4,000	02/28/2017	NF	100	100
998	12/04/2014	7	ALTERATIONS	1,365	06/05/2015	MW	100	100
921	11/10/2014	7	ALTERATIONS	5,000	06/05/2015	MW	100	100
453	06/22/2012	7	ALTERATIONS	4,000	02/12/2013	MR	100	100

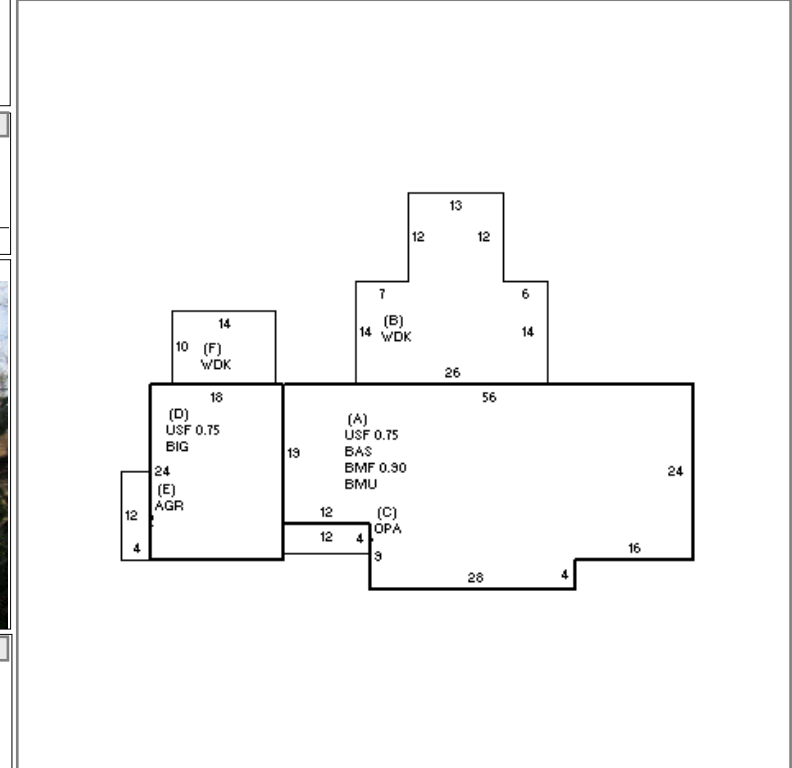
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,633	13	1.00	13M 1.00 A 1.00	252,080	1.88	A	1.00	R04	1.15	267,350

TOTAL	24,633 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE			LAND	267,400	252,200	
St Ind	LUND FARM		BUILDING	834,000	798,100			
Infl	AVERAGE		DETACHED	5,100	5,100			
			OTHER	0	0			
			TOTAL	1,106,500	1,055,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	2016	120	21.39	2,300
HTB	A	1.00	30 0.70		1	4,058.10	2,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/12/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/12/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/29/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF = FAM RM/BR/BATH
INFO @ DOOR 1/12/2021

G

YEAR BLT	1984	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,069,256						
NET AREA	2,767	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,396		74.83	104,462	CONDITION ELEM	CD						
\$NLA(RCN)	\$386	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	1,256		45.15	56,710	EXTERIOR	A						
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,396	1984	339.45	473,876	INTERIOR	A						
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	1,047	1984	232.51	243,435	KITCHEN	A						
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	660		53.98	35,628	BATHS	G						
				INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	48		68.85	3,305	HEAT/ELEC	A						
				HEATING/COOL	11	HTWT/CL AIR	1.05	D	BIG	N	BUILT-IN GARAGE	432		71.58	30,924								
				FUEL SOURCE	1	OIL	1.00	D	USF	L	UPPER STORY FIN	324	1998	232.51	75,332								
													E	AGR	N	ATT GARAGE	48		61.74	2,964			
													F21	O	FPL 2S 1OP	1		13,978.80	13,979				
													ODS	O	OUTDOOR SHOWER	1		3,325.70	3,326				
													EFF.YR/AGE		1989 / 34								
													COND	22 22 %									
													FUNC	0									
													ECON	0									
													DEPR	22	% GD	78							
													RCNLD			\$834,000							