

Key: 3406

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.617

LEGALS

| CURRENT OWNER   |  | PARCEL ID  |    | LOCATION          |              |
|---|--|------------|----|-------------------|--------------|
| SHAKOUR ROBERT T & PHYLLIS<br>277 LUND FARM WAY<br>BREWSTER, MA 02631 |  | 88-31-0    |    | 277 LUND FARM WAY |              |
| TRANSFER HISTORY  |  | DOS        | T  | SALE PRICE        | BK-PG (Cert) |
| SHAKOUR ROBERT T & PHYLLI   |  | 01/11/1974 | XX | 42,500            | 1990-64      |

| 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 %   |
| 751    | 09/30/2022 | 7             | ALTERATIONS  | 6,316  | 03/08/2023 | TCK    | 100 100 |
|        |            | 12            | CYCLICAL NON |        | 04/17/2013 | SF     | 100 100 |
| 166    | 03/23/2007 | 7             | ALTERATIONS  | 5,000  | 07/22/2008 | DHT    | 100 100 |
| 347    | 06/21/2004 | 7             | ALTERATIONS  | 2,000  | 07/22/2008 | DHT    | 100 100 |
| 577    | 10/10/1995 | 5             | OTHER        | 5,000  |            |        | 100 100 |

LAND

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl     | ADJ BASE | SAF     | Topo | Lpi    | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|----------|----------|---------|------|--------|-----|------------|-----------|
| 100 | S | 23,798   | 13   | 1.00   | 13M 1.00 | A 1.00   | 252,080 | 1.93 | A 1.00 | R04 | 1.15       | 265,360   |

|        |           |        |          |         |         |          |         |          |
|--------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL  | 23,784 SF | ZONING | RM       | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd   | NBHD 13   | NOTE   |          |         | LAND    | 265,400  | 250,300 |          |
| St Ind | LUND FARM |        | LAND     | 338,500 | 319,600 |          |         |          |
| Infl   | AVERAGE   |        | BUILDING | 600     | 600     |          |         |          |
|        |           |        | DETACHED | 0       | 0       |          |         |          |
|        |           |        | OTHER    | 0       | 0       |          |         |          |
|        |           | TOTAL  | 604,500  | 570,500 |         |          |         |          |

DETACHED

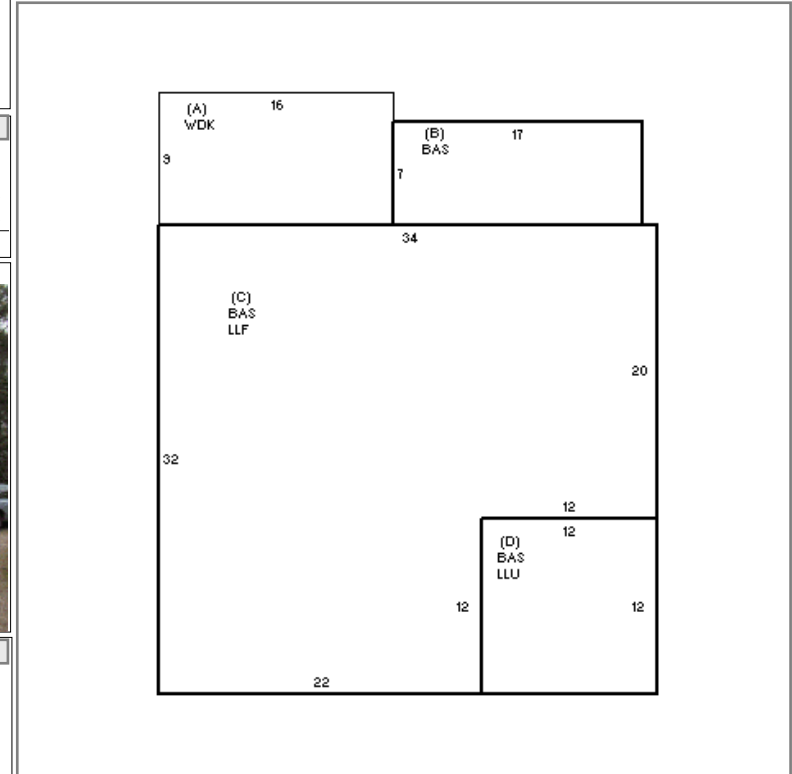
| TY  | QUAL | COND | DIM/NOTE    | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| SHF | A    | 1.00 | 60 0.40 8X8 |    | 64    | 22.01     | 600   |



BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ  | DESC            | MEASURE | 1/11/2021 | TCK |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 1/11/2021 | EST |
| STYLE    | 1  | 1.00 | RANCH [100%]    | REVIEW  | 3/31/2023 | EMZ |
| QUALITY  | +  | 1.10 | PLUS AVE [100%] |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |



| YEAR BLT      | 1969  | SIZE ADJ   | 1.000 |
|---------------|-------|------------|-------|
| NET AREA      | 2,151 | DETAIL ADJ | 1.000 |
| \$NLA(RCN)    | \$231 | OVERALL    | 1.000 |
| CAPACITY      |       | UNITS      | ADJ   |
| STORIES       | 1     | 1.00       |       |
| ROOMS         | 7     | 1.00       |       |
| BEDROOMS      | 3     | 1.00       |       |
| BATHROOMS     | 2     | 1.00       |       |
| FIXTURES      | 6     | \$8,580    |       |
| GARAGE SPACES | 0     | 1.00       |       |
| % BSMT FIN    | 90    | 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 | 2  | HOT WATER   | 1.00 |
| FUEL SOURCE  | 1  | OIL         | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | WDK | N | WOOD DECK       | 144   |      | 43.12     | 6,210   |
| + | BAS | L | BASE AREA       | 1,207 | 1969 | 271.15    | 327,279 |
| C | LLF | L | LOWER LEVEL FIN | 944   | 1969 | 140.06    | 132,221 |
| D | LLU | N | LOWER LEVEL UNF | 144   |      | 105.03    | 15,124  |
|   | F11 | O | FPL 1S 10P      | 1     |      | 8,400.70  | 8,401   |

| TOTAL RCN      | 497,814    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT/ELEC      | A          |
| EFF.YR/AGE     | 1969 / 54  |
| COND           | 32 32 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 32 % GD 68 |
| RCNLD          | \$338,500  |