

Key: 3417

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.628

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LORANGE MICHAEL 110 HORSESHOE WAY BREWSTER, MA 02631				99-17-0				110 HORSESHOE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LORANGE MICHAEL				07/02/2007	QS	380,000		22160-257			
MATEL JAMES K & SARAH C				03/30/1992	QS	144,500		7944-042			

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	%
		12	CYCLICAL NON		04/24/2013	SF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,900	13	1.00	13M 1.00	A 1.00	252,080	1.81	A 1.00	R04	1.15	270,720

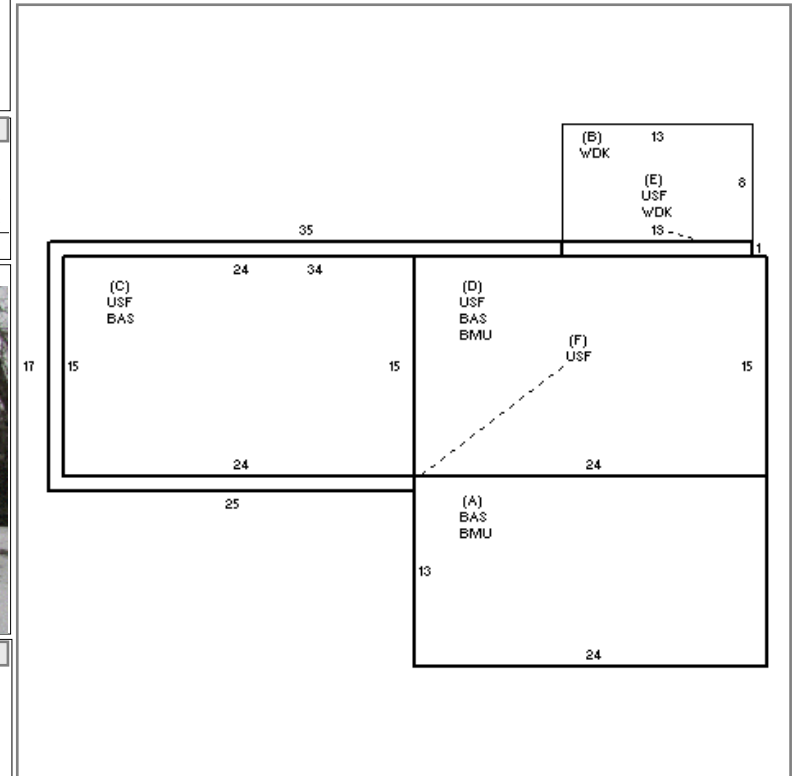
TOTAL	25,900 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	270,700	255,400			
St Ind	LUND FARM		BUILDING	362,400	342,200			
Infl	AVERAGE		DETACHED	4,700	4,600			
			OTHER	0	0			
			<b>TOTAL</b>	<b>637,800</b>	<b>602,200</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	10X16	160	20.77	1,700
SHF	A	1.00	20 0.80	12X15	180	20.77	3,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/17/2003	JB
STYLE	5	1.05	COLONIAL [100%]	REVIEW	2/12/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,840	DETAIL ADJ	1.000
\$NLA(RCN)	\$277	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$8,190	
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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	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
+	BMU	N	BSMT UNFINISHED	672		65.42	43,961
+	WDK	N	WOOD DECK	117		41.16	4,815
+	BAS	L	BASE AREA	1,032	1971	274.35	283,134
+	USF	L	UPPER STORY FIN	808	1971	191.07	154,385
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	MST	O	MAS/METAL STACK	1		5,278.40	5,278

TOTAL RCN	510,422
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1975 / 48
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$362,400