

Key: 3430

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.641

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BORSARI JOSEPH PO BOX 583 469 LUND FARM WAY BREWSTER, MA 02631				100-138-0				469 LUND FARM WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BORSARI JOSEPH				11/16/2015	F		1599-4				
BORSARI JOSEPH A & JOANN				02/04/1972	XX		1599-4				

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	%
23-1115	10/20/2023	7	ALTERATIONS	19,500	05/15/2024	TCK	100	100
787	09/18/2013	2	ADD	9,000	08/15/2014	RJM	100	100
		12	CYCLICAL NON		04/18/2013	SF	100	100
81	03/09/1993	2	ADD	1,600	03/01/1994		100	100
109	04/13/1992	2	ADD	54,000	01/01/1995	RD	100	100

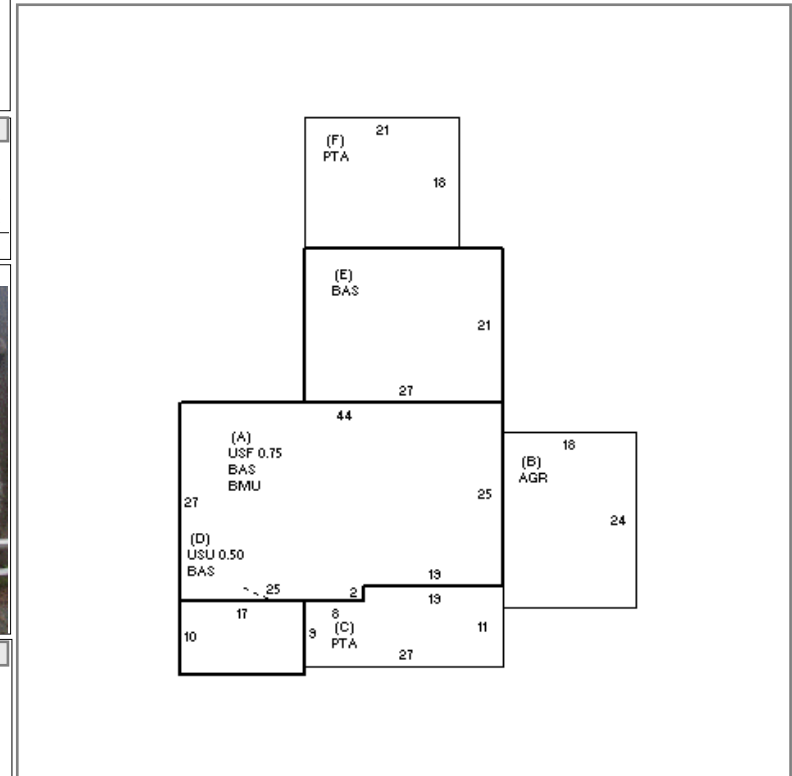
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,720	13	1.00	13M 1.00 A 1.00	252,080	2.07	A	1.00	R04	1.15	260,260

TOTAL	21,720 SF	ZONING	RM	FRNT	0	ASSESSED	260,300	CURRENT	260,300	PREVIOUS	245,500			
Nbhd	NBHD 13	N O T E	changed effective year to 1985 from 1971 rehabed after fire			LAND	636,800	BUILDING	700	OTHER	0	TOTAL	897,800	853,300
St Ind	LUND FARM		DETACHED	700										
Infl	AVERAGE													

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X5		40	22.94	700



BUILDING	CD	ADJ	DESC	MEASURE	1/13/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/13/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/4/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1985	SIZE ADJ	0.990
NET AREA	2,750	DETAIL ADJ	1.000
\$NLA(RCN)	\$305	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	\$11,669
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	BMU	N	BSMT UNFINISHED	1,150		62.72	72,125
+	BAS	L	BASE AREA	1,887	1985	257.38	485,674
A	USF	L	UPPER STORY FIN	863	1985	202.13	174,439
B	AGR	N	ATT GARAGE	432		45.00	19,441
C	PTA	N	PATIO	281		15.89	4,466
D	USU	N	UPPER STORY UNF	85		62.69	5,328
F	PTA	N	PATIO	378		15.01	5,675
	F21	O	FPL 2S 1OP	5		11,275.52	56,378
	ODS	O	OUTDOOR SHOWER	1		2,682.50	2,683

TOTAL RCN	837,878
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$636,800