

Key: 3451

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.662

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
CORBETT PETER A & PATRICIA A 474 LUND FARM WAY BREWSTER, MA 02631				100-152-0				474 LUND FARM WAY				1010	100	SINGLE FAMILY				1	1 of 1	
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)													
CORBETT PETER A & PATRICI				06/26/1979	XX	10,500	2941-340													

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
96	03/11/2005	12	CYCLICAL NON ADD	40,000	04/18/2013 03/31/2009	SF JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,105	13	1.00	13M 1.00	A 1.00	252,080	2.04	A	1.00	R04 1.15	261,200

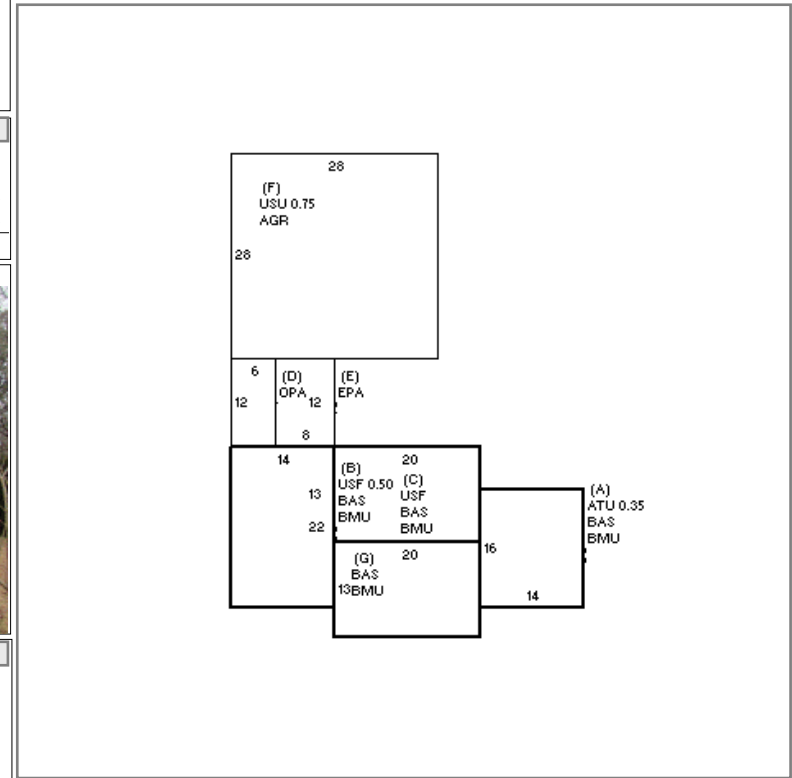
TOTAL	22,105 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE			LAND	261,200	246,400	
St Ind	LUND FARM		BUILDING	395,200	378,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	656,400	624,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	01/13/2021
BLDG COMMENTS	
INFO @ DOOR 1/13/2021	

BUILDING	CD	ADJ	DESC	MEASURE	1/13/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/13/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/29/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	1,466	DETAIL ADJ	1.000
\$NLA(RCN)	\$364	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	\$11,097
GARAGE SPACES		2	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,052		60.25	63,379
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,052	1982	278.80	293,294
ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	78		56.98	4,444
ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	414	1982	198.17	82,042
FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	72		53.35	3,841
INT FINISH	2	DRYWALL	1.00	E	EPA	N	ENCLOSED PORCH	96		98.78	9,482
HEATING/COOL	5	ELECTRIC BB	1.00	F	AGR	N	ATT GARAGE	784		39.55	31,007
FUEL SOURCE	3	ELECTRIC	0.95	F	USU	N	UPPER STORY UNF	588		60.21	35,404

TOTAL RCN	533,990
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1982 / 41
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$395,200