Key: 3452

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,663

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DOOT GREGORY & EILEEN **359 LEE WESTFIELD ROAD** **BLANDFORD, MA 01008**	**100-151-0**	**452 LUND FARM WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DOOT GREGORY & EILEEN	04/29/2022	A	325,000	35084-153
DOOT RAYMOND & JOSEPHINE	12/18/1981	XX		3411-134

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

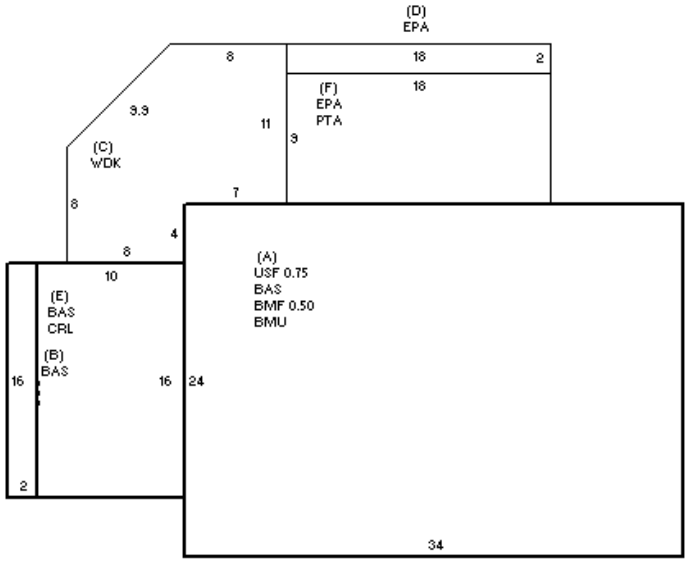
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	04/29/2022	15	SALE REVIEW	325,000	05/10/2023	JMG	100	100
		12	CYCLICAL NON		04/16/2013	SF	100	100
446	08/15/2005	2	ADD	15,000	04/12/2006	JB	100	100
313	07/26/1993	2	ADD	8,000	01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,922	13 1.00	13M 1.00	A 1.00	252,080	2.14	A 1.00	R04 1.15			258,630

TOTAL	20,922 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	LUND FARM				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	258,600	244,000
BUILDING	361,500	346,100
DETACHED	33,700	33,400
OTHER	0	0
TOTAL	**653,800**	**623,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	G 1.20	10 0.90	24X24		576	65.04	33,700

PHOTO 01/13/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/13/2021	TCK
LIST	1/13/2021	EST
REVIEW	1/29/2021	MR

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,620	DETAIL ADJ	1.000
$NLA(RCN)	$290	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	$13,871
GARAGE SPACES	2	1.00
% BSMT FIN	50	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		57.23	46,700
A	BMF	N	BSMT FINISH	408		39.13	15,963
A	BAS	L	BASE AREA	816	1983	253.45	206,817
A	USF	L	UPPER STORY FIN	612	1983	178.33	109,140
+	BAS	L	BASE AREA	192	1993	253.45	48,663
C	WDK	N	WOOD DECK	173		38.03	6,579
+	EPA	N	ENCLOSED PORCH	198		74.18	14,688
E	CRL	N	BSMT CRAWL	160		29.45	4,712
F	PTA	N	PATIO	162		14.65	2,374

TOTAL RCN	469,505
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1987 / 36
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	$361,500