

Key: 3454

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.665

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
RICH FRED B JR 449 LUND FARM WAY BREWSTER, MA 02631		100-140-0		449 LUND FARM WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
RICH FRED B JR		05/30/2002	DC		1621-155
RICH FRED B JR & ISABELLE		03/24/1972	XX		1621-155

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 %
280	05/29/2001	14	CYCLICAL GRO		01/13/2021	TCK	100
68	03/12/1990	12	CYCLICAL NON	750	04/18/2013	SF	100
		7	ALTERATIONS				100
		2	ADD	8,000	03/01/1992		100

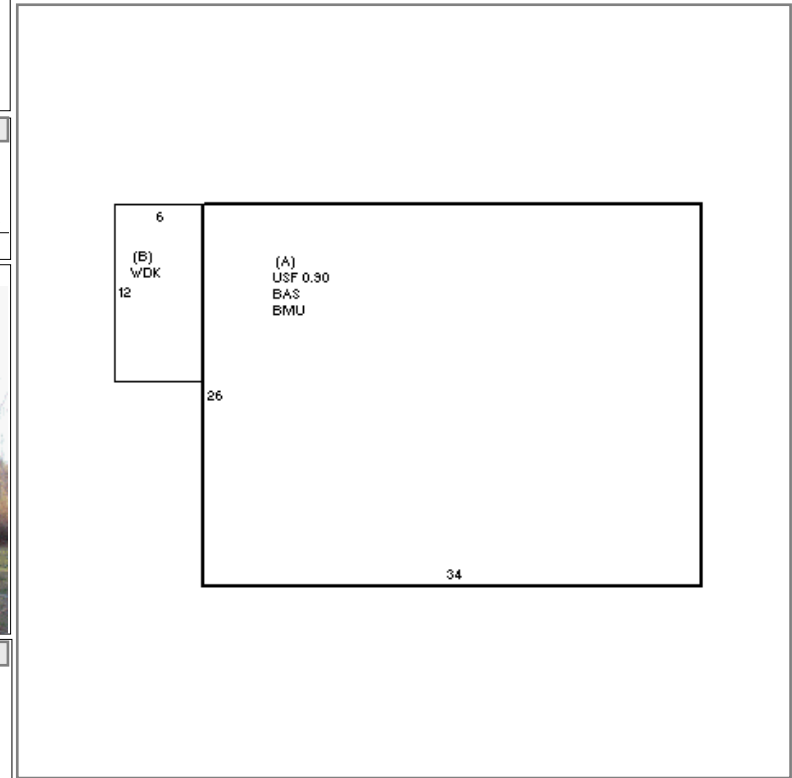
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	43,585	13	1.00	13M	1.00	A	1.00	252,080	1.24	A	1.00	R04	1.15			313,140

TOTAL	1.001 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		NOTE	LAND			313,100	295,400	
St Ind	LUND FARM			BUILDING			340,500	321,600	
Infl	AVERAGE			DETACHED			32,400	32,100	
				OTHER			0	0	
				TOTAL			686,000	649,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GFU	+	1.10	30 0.70	26X36		936	49.39	32,400



BUILDING	CD	ADJ	DESC	MEASURE	1/13/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/13/2021	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/29/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,680	DETAIL ADJ	1.000
\$NLA(RCN)	\$290	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.9	1.00
ROOMS		6	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	3	GAMBREL	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
A	BMU	N	BSMT UNFINISHED	884		61.95	54,764
A	BAS	L	BASE AREA	884	1973	289.88	256,258
A	USF	L	UPPER STORY FIN	796	1973	193.04	153,660
B	WDK	N	WOOD DECK	72		41.15	2,963
	F21	O	FPL 2S 1OP	1		10,658.60	10,659

TOTAL RCN	486,494
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$340,500