Key: 3455

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,666

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TURBIDE JUSTIN M &	100-139-0	459 LUND FARM WAY
LAMBERT JESSICA L		
459 LUND FARM WAY		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TURBIDE JUSTIN M &	12/18/2015	QS	287,500	29346-199
BRICK THOMAS J CRONIN	12/18/2015	F		20236-34
BRICK THOMAS J JR &	09/07/2005	H		20236-034

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

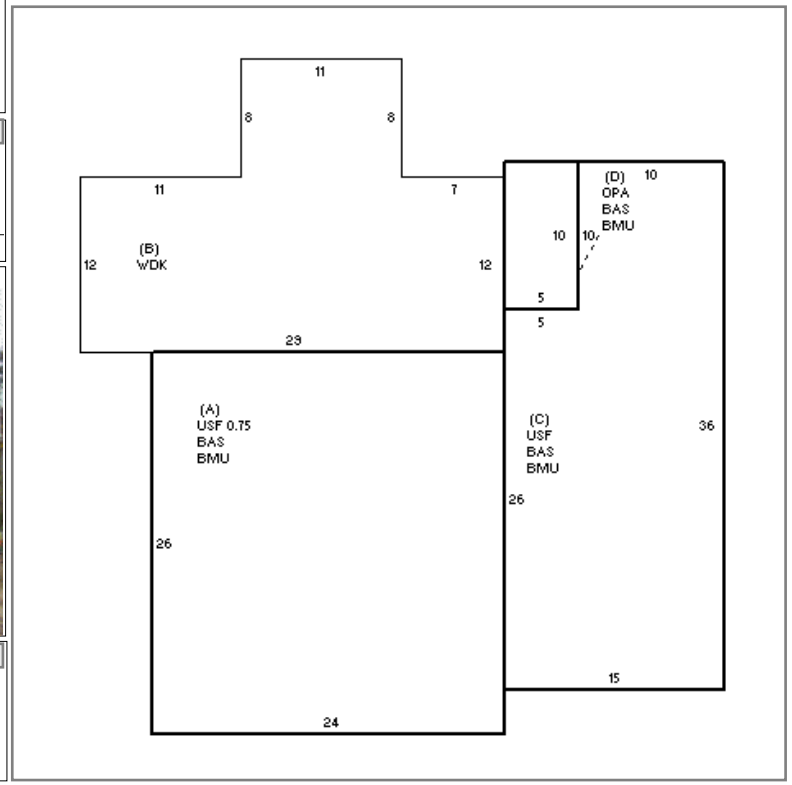
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-718	09/13/2023	2	ADD	130,000	05/15/2024	TCK	20	50
		3	OUT BUILDING		05/25/2018	NF	100	100
86	02/11/2016	7	ALTERATIONS	1,000	02/28/2017	NF	100	100
		12	CYCLICAL NON		04/16/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,005	13 1.00	13M 1.00	A 1.00	252,080	1.70	A 1.00	R04 1.15			275,740

TOTAL	28,005 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	LUND FARM				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	275,700	260,100
BUILDING	329,300	253,400
DETACHED	3,600	3,500
OTHER	0	0
TOTAL	**608,600**	**517,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	16X12	2016	192	20.77	3,600

PHOTO 06/04/2024

BLDG COMMENTS

INFO @ DOOR 5/15/24

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/13/2021	TCK
LIST	4/16/2013	SF
REVIEW	6/4/2024	EMZ

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	2,122	DETAIL ADJ	1.000
$NLA(RCN)	$287	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	10	$13,650
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	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,164		59.29	69,009
A	BAS	L	BASE AREA	624	1983	266.59	166,352
A	USF	L	UPPER STORY FIN	468	1983	191.07	89,421
B	WDK	N	WOOD DECK	436		41.16	17,946
+	BAS	L	BASE AREA	540	2023	266.59	143,958
C	USF	L	UPPER STORY FIN	490	2023	191.07	93,624
D	OPA	N	OPEN PORCH	50		52.50	2,625
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	609,779
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2002 / 21	
COND	16	16 %
FUNC	30	UC
ECON	0	
DEPR	46	% GD 54
RCNLD		$329,300