

Key: 3460

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.671

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CURRENT OWNER				PARCEL ID				LOCATION				
GRISWOLD MATTHEW W & ELIZABETH A 100 HORSESHOE WAY BREWSTER, MA 02631				99-18-0				100 HORSESHOE WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GRISWOLD MATTHEW W & ELIZ				09/14/2017	QS	417,000	30762-332					
AUSTIN NANCY A				09/14/2017	DC		30762-329					
AUSTIN MICHAEL F & NANCY				11/20/2001	QS	295,000	14468-085					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,290	13	1.00	13M	1.00	A	1.00				273,840

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TOTAL	27,290 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E				LAND	273,800	258,400
St Ind	LUND FARM		BUILDING	435,100	410,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	708,900	669,200

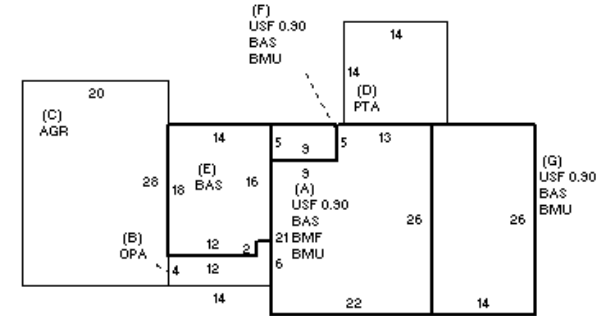
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
BRICK VENEER FRONT		

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	%
782	10/27/2017	5	OTHER		10/27/2017	JMG	100	100
452	09/14/2017	15	SALE REVIEW	417,000	07/25/2018	JMG	100	100
	09/17/2013	7	ALTERATIONS	2,900	08/15/2014	RJM	100	100
	07/07/2006	7	ALTERATIONS	7,200	08/01/2007	JH	100	100
		12	CYCLICAL NON		10/17/2003	JB	100	100

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BUILDING	CD	ADJ	DESC	MEASURE	10/27/2017	JMG
MODEL	1		RESIDENTIAL	LIST	10/27/2017	JMG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/27/2017	BOA
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,026	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$298	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	3	GAMBREL	1.00
STORIES	1.9	1.00		ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOL	2	HOT WATER	1.00
FIXTURES	6	\$8,190		FUEL SOURCE	1	OIL	1.00
GARAGE SPACES	1	1.00					
% BSMT FIN	60	1.00					
# 1/2 BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	936		61.95	57,985
A	BMF	N	BSMT FINISH	527		42.35	22,319
+	USF	L	UPPER STORY FIN	842	1973	191.07	160,881
B	OPA	N	OPEN PORCH	60		52.50	3,150
C	AGR	N	ATT GARAGE	560		39.83	22,302
D	PTA	N	PATIO	196		15.86	3,109
+	BAS	L	BASE AREA	1,184	1973	266.59	315,643
	F21	O	FPL 2S 1OP	1		10,658.60	10,659

TOTAL RCN	604,237
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE 1977 / 46	
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$435,100