

Key: 3462

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.673

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | LOCATION | | | | |
|--|--|--|------------------|--------------------------|---------|-----------------------|--------------|
| BOSWELL JANET E & RISEMAN ROBERT E | | 99-20-0 | 78 HORSESHOE WAY | | | | |
| 78 HORSESHOE WAY BREWSTER, MA 02631 | | TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| | | BOSWELL JANET E & BOSWELL JANET E ETAL | | 01/20/1998 06/07/1985 | F XX | 11176-272 4570-289 | 1 |

| 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 | % |
| | | 12 | CYCLICAL NON | | 04/22/2013 | SF | 100 | 100 |

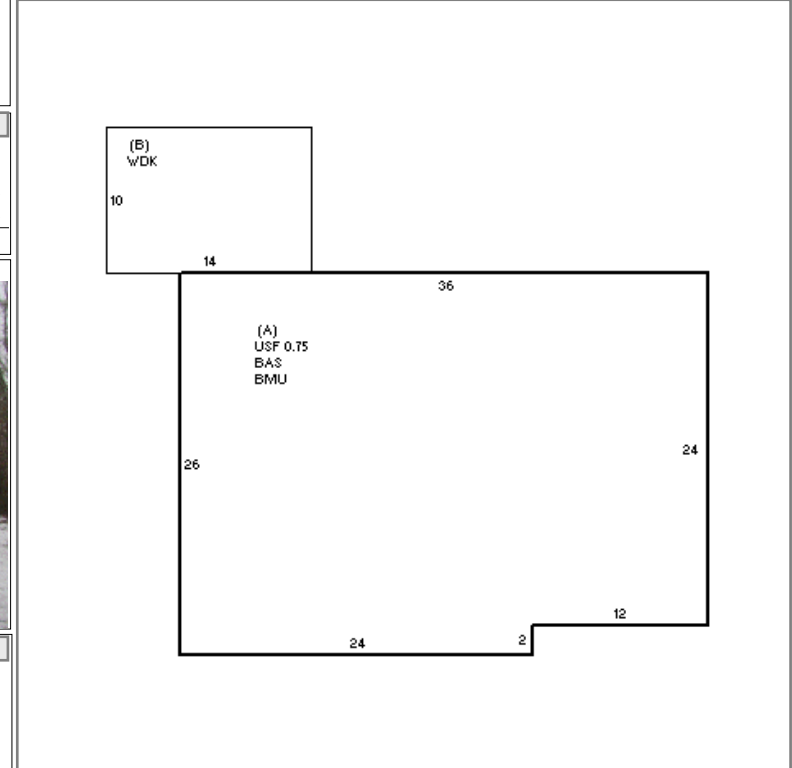
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|-----------------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 21,760 | 13 | 1.00 | 13M 1.00 A 1.00 | 252,080 | 2.07 | A | 1.00 | R04 | 1.15 | 260,300 |

| TOTAL | 21,760 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | NBHD 13 | NOTE | LAND | 260,300 | 245,600 | | | |
| St Ind | LUND FARM | | BUILDING | 318,300 | 300,600 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 578,600 | 546,200 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS
INFO @ DOOR (12/18/20)



| BUILDING | CD | ADJ | DESC | MEASURE | 12/18/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/17/2003 | JB |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 2/12/2021 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1973 | SIZE ADJ | 1.000 |
|---------------|-------|------------|---------|
| NET AREA | 1,596 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$285 | OVERALL | 1.020 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 6 | 1.00 |
| BEDROOMS | | 4 | 1.00 |
| BATHROOMS | | 2 | 1.00 |
| FIXTURES | | 6 | \$7,956 |
| 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 | 1 | GABLE | 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 | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 912 | | 60.18 | 54,884 |
| A | BAS | L | BASE AREA | 912 | 1973 | 271.54 | 247,649 |
| A | USF | L | UPPER STORY FIN | 684 | 1973 | 187.52 | 128,267 |
| B | WDK | N | WOOD DECK | 140 | | 39.98 | 5,598 |
| | F21 | O | FPL 2S 10P | 1 | | 10,354.00 | 10,354 |

| TOTAL RCN | 454,708 |
|----------------|------------|
| 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 | \$318,300 |