

Key: 3464

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.675

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
ROCHETTE STEPHEN P (LIFE ESTATE) & ROCHETTE MARGARET A (LIFE ESTATE) 156 LUND FARM WAY BREWSTER, MA 02631				99-30-0				156 LUND FARM WAY				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				ROCHETTE STEPHEN P (LIFE ROCHETTE STEPHEN P & MARG ROCHETTE STEPHEN P &				01/12/2016 01/11/2016 11/10/2006	F F F	1 1 100	29389-274 29387-78 21514-272	
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,670	13	1.00	13M 1.00 A 1.00	252,080	1.48	A	1.00	R04	1.15	289,110

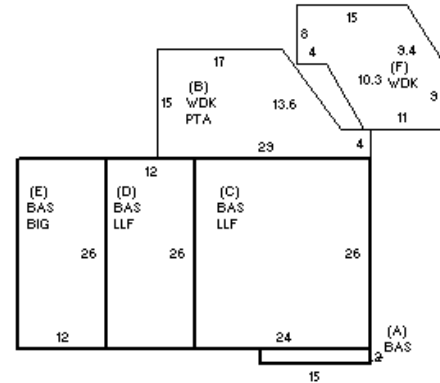
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
725		14	CYCLICAL GRO		01/11/2021	TCK	100	100
699	09/20/2017	7	ALTERATIONS	15,000	07/16/2019	TCK	100	100
	09/11/2017	77	SOLAR PANELS	42,200	05/25/2018	NF	100	100
		12	CYCLICAL NON		04/17/2013	SF	100	100

LAND

TOTAL	33,670 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	289,100	272,800
St Ind	LUND FARM					BUILDING	344,800	325,600
Infl	AVERAGE					DETACHED	1,200	1,200
						OTHER	0	0
						TOTAL	635,100	599,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90 12X12		144	9.00	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/11/2021	EST
STYLE	2	0.90	RAISED RNCH [100%]	REVIEW	2/18/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
 LLF=RECRM, 1/2 BATH, EXERCISE RM, BATH
 27 SOLAR PANELS
 GENERATOR
 INFO @ DOOR (1/11/21)

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YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	459,697
NET AREA	2,214	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,278	1978	224.32	286,675		
\$NLA(RCN)	\$208	OVERALL	0.910	EXT COVER	1	WD SHINGLE	1.00	B	PTA	N	PATIO	347		12.30	4,268		
				ROOF SHAPE	1	GABLE	1.00	C	LLF	L	LOWER LEVEL FIN	624	1978	115.87	72,304		
				ROOF COVER	1	ASPH/CMP SH	1.00	D	LLF	L	LOWER LEVEL FIN	312	2017	115.87	36,153		
				FLOOR COVER	3	W/W CARPET	1.00	E	BIG	N	BUILT-IN GARAGE	312		49.32	15,387		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	609		35.67	21,724		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	F11	O	FPL 1S 1OP	1			6,949.70	6,950		
				FUEL SOURCE	1	OIL	1.00	MST	O	MAS/METAL STACK	1			4,574.60	4,575		
								ODS	O	OUTDOOR SHOWER	1			2,197.70	2,198		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1983 / 40
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$344,800