

Key: 3471

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.682

LEGAL

LAND

DETACHED

BUILDING

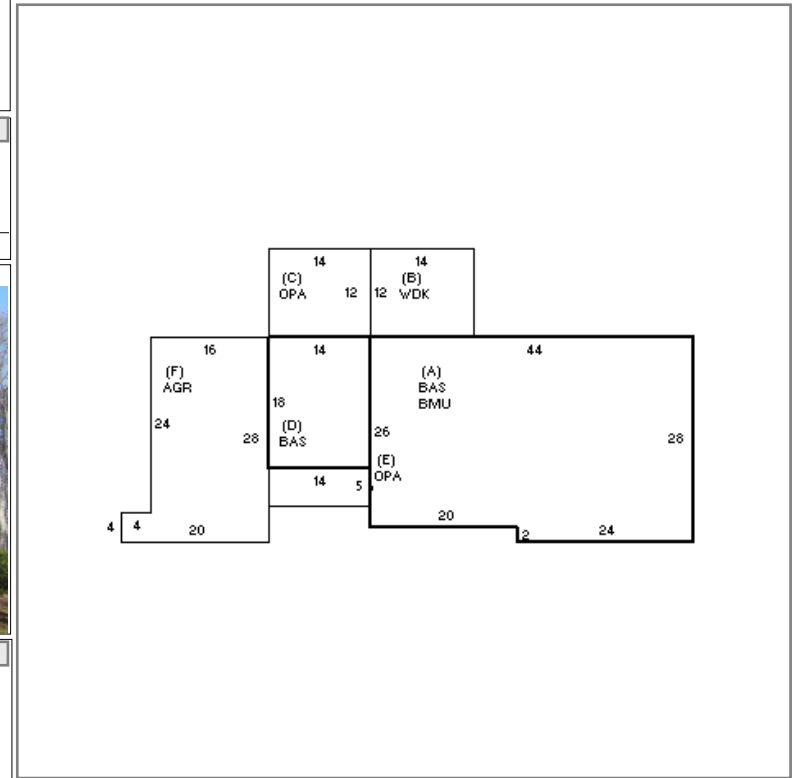
CURRENT OWNER		PARCEL ID	LOCATION			
BACON STEPHEN ALLAN & SUSAN M TRUSTEES		99-11-0	111 HORSESHOE WAY			
BACON LIVING TRUST		TRANSFER HISTORY		DOS	T	SALE PRICE
111 HORSESHOE WAY		BACON STEPHEN ALLAN & SUS		07/07/2014	F	1 28248-315
BREWSTER, MA 02631		BACON STEPHEN A & SUSAN M		11/08/1984	XX	69,195 4311-160

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	%
694	07/30/2021	7	ALTERATIONS	1,900	04/20/2022	TCK	100	100
703	09/11/2017	14	CYCLICAL GRO	8,600	12/18/2020	TCK	100	100
		7	ALTERATIONS		05/25/2018	NF	100	100
821	12/12/2007	12	CYCLICAL NON	3,000	04/22/2013	SF	100	100
		7	ALTERATIONS		07/25/2008	DHT	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	22,000	13	1.00	13M	1.00	A	1.00	252,080	2.05	A	1.00	R04	1.15		260,930

TOTAL	21,998 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	260,900	246,200			
St Ind	LUND FARM		BUILDING	406,800	389,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	667,700	635,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/18/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/18/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	4/29/2022	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	542,440		
NET AREA	1,444	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,192		65.05	77,534	CONDITION ELEM	CD		
\$NLA(RCN)	\$376	OVERALL	0.960	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	168		45.16	7,587	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	238		57.60	13,709	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,444	1984	278.29	401,849	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	F	AGR	N	ATT GARAGE	464		45.68	21,196	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1		8,797.80	8,798	HEAT/ELEC	A			
				HEATING/COOL	14	ELECT BB+AC	1.01	ODS	O	OUTDOOR SHOWER	1		2,782.10	2,782					
				FUEL SOURCE	3	ELECTRIC	0.95												
																		EFF.YR/AGE	1984 / 39
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$406,800