

Key: 3473

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.684

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SVEDEN NANCY F (LIFE ESTATE) 149 HORSESHOE WAY BREWSTER, MA 02631				99-13-0				149 HORSESHOE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SVEDEN NANCY F (LIFE ESTA				12/01/2020	F			10 33527-99			
SVEDEN RONALD F & NANCY				01/17/1972	XX			1588-232			

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	%
24-290	03/28/2024	7	ALTERATIONS	35,500				0 0
23-664	05/17/2023	7	ALTERATIONS	3,000	05/20/2024	TCK	100	100
538	07/06/2022	7	ALTERATIONS	3,900	03/08/2023	TCK	100	100
478	08/03/2020	7	ALTERATIONS	2,200	12/18/2020	TCK	100	100
634	08/06/2013	7	ALTERATIONS	6,982	08/15/2014	RJM	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,483	13	1.00	13M 1.00	A 1.00	252,080	2.17	A 1.00	R04 1.15		257,460

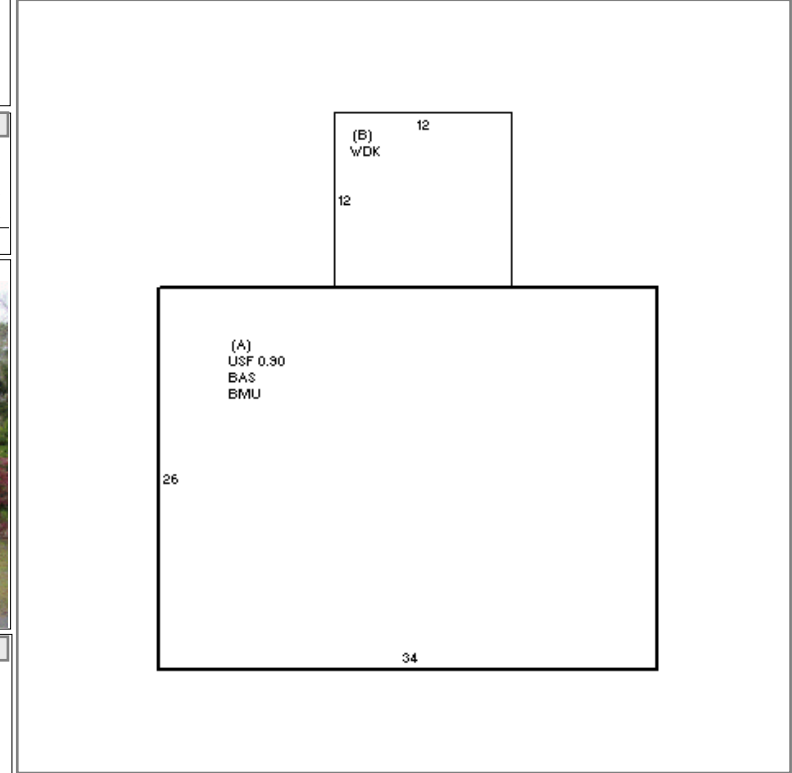
TOTAL	20,483 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	257,500	242,900
St Ind	LUND FARM		LAND	344,900	325,700			
Infl	AVERAGE		DETACHED	800	800			
			OTHER	0	0			
						TOTAL	603,200	569,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	10X7		70	22.01	800



BUILDING	CD	ADJ	DESC	MEASURE	12/18/2020	TCK
MODEL	1		RESIDENTIAL			
STYLE	5	1.05	COLONIAL [100%]	LIST	12/18/2020	TCK
QUALITY	A	1.00	AVG [100%]	REVIEW	6/5/2024	EMZ
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	884		62.54	55,285
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	884	1973	292.65	258,698
ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	796	1973	194.88	155,124
ROOF COVER	2	WD SHINGLE	1.01	B	WDK	N	WOOD DECK	144		41.55	5,984
FLOOR COVER	1	HARDWOOD	1.00	F21	O		FPL 2S 10P	1		10,760.10	10,760
INT FINISH	2	DRYWALL	1.00								
HEATING/COOL	2	HOT WATER	1.00								
FUEL SOURCE	1	OIL	1.00								



YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,680	DETAIL ADJ	1.000
\$NLA(RCN)	\$293	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES		1.9	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		5	\$6,890
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		1	1.00

TOTAL RCN	492,741	
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	\$344,900	