Key: 3474

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,685

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ALLEN ROGER E & PAIGE L P O BOX 225 BREWSTER, MA 02631	88-37-0	292 LUND FARM WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ALLEN ROGER E & PAIGE L	10/29/2007	QS	407,500	22433-134
BRINK MICHAEL R & JANET K	05/21/2002	F	1	15179-013
BRINK MICHAEL R & JANET K	01/12/1995	QS	142,500	9518-331

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		04/17/2013	SF	100	100
214	07/09/1990	2	ADD	2,500	03/12/1991		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,900	13 1.00	13M 1.00	A 1.00	252,080	2.06	A 1.00	R04 1.15			260,650

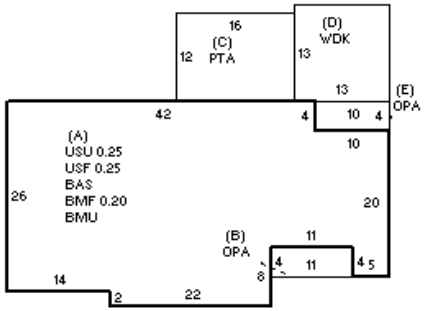
TOTAL	21,900 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	LUND FARM				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	260,700	245,900
BUILDING	367,700	352,300
DETACHED	0	0
OTHER	0	0
TOTAL	**628,400**	**598,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/11/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/11/2021	TCK
LIST	1/11/2021	EST
REVIEW	2/18/2021	MR

BLDG COMMENTS

BMF=FAM RM/HALF BATH
INFO @ DOOR (1/11/21)

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,600	DETAIL ADJ	1.000
$NLA(RCN)	$328	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	$9,282
GARAGE SPACES	1	1.00
% BSMT FIN	20	1.00
# 1/2 BATHS	2	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,280		55.43	70,945
A	BMF	N	BSMT FINISH	256		41.14	10,533
A	BAS	L	BASE AREA	1,280	1974	251.43	321,830
A	USF	L	UPPER STORY FIN	320	1974	189.44	60,621
A	USU	N	UPPER STORY UNF	320		57.56	18,419
+	OPA	N	OPEN PORCH	84		51.00	4,284
C	PTA	N	PATIO	192		15.41	2,958
D	WDK	N	WOOD DECK	169		39.99	6,758
	BMG	O	BSMT GARAGE	1		4,535.90	4,536
	F22	O	FPL 2S 2OP	1		12,721.40	12,721
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	525,350
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1974 / 49		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD			$367,700