

Key: 3502

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.713

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RYAN KATE E 275 WINDJAMMER LANE EASTHAM, MA 02642				88-30-0				259 LUND FARM WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RYAN KATE E				10/31/2017	QS	322,000	30865-227				
SMITH ROGER L & DEBORAH A				06/25/1990	QS	109,000	7205-182				

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	%
244	03/23/2022	7	ALTERATIONS	3,600	03/08/2023	TCK	100	100
	10/31/2017	16	MLS REVIEW	322,000	08/03/2018	JMG	100	100
		12	CYCLICAL NON		04/17/2013	SF	100	100
96	03/30/1992	5	OTHER	2,300			100	100

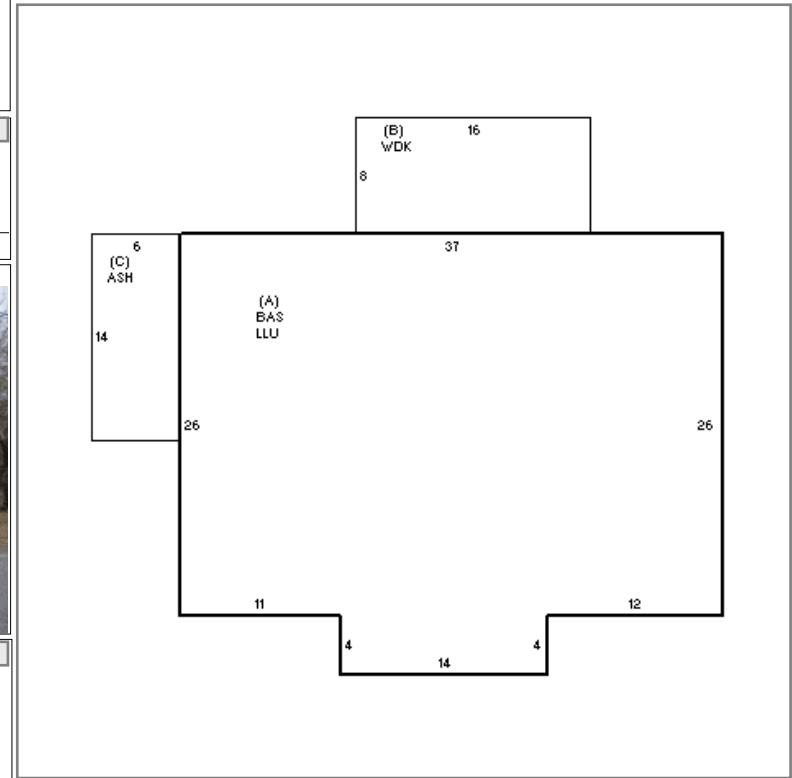
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,970	13	1.00	13M 1.00	A 1.00	252,080	1.98	A 1.00	R04	1.15	263,500

TOTAL	22,970 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	263,500	248,600
St Ind	LUND FARM		BUILDING	271,000	259,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	534,500	507,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
Extra Fixtures in BMU
INFO @ DOOR (1/11/21)



BUILDING	CD	ADJ	DESC	MEASURE	1/11/2021	TCK
MODEL	1		RESIDENTIAL	LIST	4/22/2013	SF
STYLE	1	1.00	RANCH [100%]	REVIEW	3/31/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,018	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	1,018		80.08	81,521
\$NLA(RCN)	\$355	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,018	1984	261.29	265,993
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	128		39.20	5,018
				ROOF COVER	1	ASPH/CMP SH	1.00	C	ASH	N	ATT SHED	84		27.98	2,350
				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								

TOTAL RCN	361,382	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
EFF.YR/AGE		1984 / 39	
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD			\$271,000