

Key: 3503

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.714

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|-------------------|--|--|--|
| JONES WENDY M 247 LUND FARM WAY BREWSTER, MA 02631 | | | | 88-29-0 | | | | 247 LUND FARM WAY | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| JONES WENDY M | | | | 12/03/2012 | F | 1 | 26909-97 | | | | |
| QUIGLEY WENDY M TRUSTEE | | | | 10/17/2002 | F | 1 | 15755-176 | | | | |
| QUIGLEY WENDY M | | | | 01/23/1996 | P | 30,000 | 10024-284 | | | | |


| 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 % |
| 657 | | 14 | CYCLICAL GRO | | 01/11/2021 | TCK | 100 100 |
| 28 | 11/03/2005 | 12 | CYCLICAL NON | 85,000 | 04/17/2013 | SF | 100 100 |
| 599 | 01/22/1997 | 2 | ADD | 4,000 | 01/01/2008 | JB | 100 100 |
| | 11/15/1996 | 5 | OTHER | 3,900 | 03/01/1997 | BC | 100 100 |
| | | 5 | OTHER | | 03/01/1997 | BC | 100 100 |

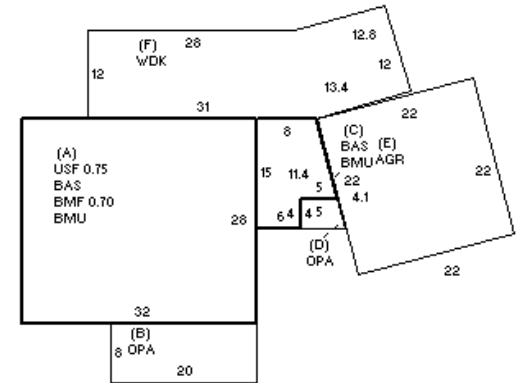
LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 23,340 | 13 | 1.00 | 13M 1.00 A | 189,060 | 1.96 | 25 | 0.75 | R04 | 1.15 | 198,370 |

| TOTAL | 23,340 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-----------|--|----------|----------------|----------------|----------|---------|----------|
| Nbhd | NBHD 13 | NOTE MINIMAL VIEW STEEPLY SLOPED MARGINAL LOT | LAND | 198,400 | 187,200 | | | |
| St Ind | LUND FARM | | BUILDING | 504,500 | 482,200 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | 702,900 | 669,400 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 01/11/2021 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 1/11/2021 | TCK | BLDG COMMENTS |
|----------|----|------|-----------------|---------|-----------|-----|-----------------------|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/10/2006 | JB | BMF=FAM RM |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 2/18/2021 | MR | INFO @ DOOR (1/11/21) |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | | |

| YEAR BLT | 1996 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 622,783 | | |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|------------|-----------------|-------|-----------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,697 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,025 | | 65.22 | 66,846 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$367 | OVERALL | 1.050 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BMF | N | BSMT FINISH | 627 | | 43.42 | 27,225 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,025 | 1996 | 301.79 | 309,334 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | A | USF | L | UPPER STORY FIN | 672 | 1996 | 212.34 | 142,696 | KITCHEN | A | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | OPA | N | OPEN PORCH | 182 | | 57.75 | 10,511 | BATHS | A | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | E | AGR | N | ATT GARAGE | 484 | | 45.80 | 22,167 | HEAT/ELEC | A | | |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | F | WDK | N | WOOD DECK | 514 | | 45.28 | 23,272 | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F21 | O | FPL 2S 1OP | 1 | | 11,724.40 | 11,724 | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1996 / 27 |
| | | | | | | | | | | | | | | | | | | COND | 19 19 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 19 % GD 81 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$504,500 |