

Key: 3511

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.722

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MASTERSON ROBERT P & DIANNE J C/O MASTERSON ROBERT P & DIANNE J 321 LUND FARM WAY BREWSTER, MA 02631		89-72-0		321 LUND FARM WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MASTERSON ROBERT P & DIAN		01/11/2024	F	1 36176-105	
MASTERSON ROBERT P & DIAN		01/11/2024	F	1 36176-86	
MASTERSON ROBERT P & DIAN		12/29/2020	F	1 33623-316	

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	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	260,700	245,900
St Ind	LUND FARM		BUILDING	599,100	565,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>859,800</b>	<b>811,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
7 SOLAR PANELS

BUILDING	CD	ADJ	DESC	MEASURE	1/12/2021	TCK
MODEL	1		RESIDENTIAL	LIST	8/1/2007	JH
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	3/31/2023	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	2,199	DETAIL ADJ	1.000
\$NLA(RCN)	\$358	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	\$12,844	
GARAGE SPACES	2	1.00	
% BSMT FIN	65	1.00	
# 1/2 BATHS	1	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,355		67.11	90,932
+	BMF	N	BSMT FINISH	893		43.97	39,262
A	BAS	L	BASE AREA	300	1985	304.43	91,328
B	PTA	N	PATIO	116		19.63	2,277
B	WDK	N	WOOD DECK	116		48.41	5,616
C	OPA	N	OPEN PORCH	25		61.75	1,544
D	PTA	N	PATIO	20		35.32	706
+	BAS	L	BASE AREA	1,075	1985	304.43	327,260
+	USF	L	UPPER STORY FIN	824	1985	224.74	185,182
G	PTA	N	PATIO	300		17.67	5,302
	BMG	O	BSMT GARAGE	2		3,820.45	7,641
	F22	O	FPL 2S ZOP	1		15,402.90	15,403
	ODS	O	OUTDOOR SHOWER	1		2,982.50	2,983

TOTAL RCN	788,280
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$599,100

