

Key: 3521

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.732

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CURRENT OWNER				PARCEL ID				LOCATION				
DOWLING SEAN M & JENNIFER LYN 12 WELLFLEET DRIVE NORFOLK, MA 02056				100-150-0				432 LUND FARM WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DOWLING SEAN M & JENNIFER				03/24/2017	QS	324,500	30372-140					
WENTZEL SHEILA ANN				10/18/2006	QS	375,000	21443-169					
PADGETT GAIL E				11/23/1998	H	143,000	11862-192					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,675	13	1.00	13M	1.00	A	1.00				260,200

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	%
325	04/26/2017	7	ALTERATIONS	6,500	05/25/2018	NF	100	100
	03/24/2017	16	MLS REVIEW	324,500	06/13/2018	JMG	100	100
		12	CYCLICAL NON		04/16/2013	SF	100	100

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TOTAL	21,675 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E				LAND	260,200	245,500
St Ind	LUND FARM		LAND	321,500	303,700			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	581,700	549,200

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	1/12/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/12/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	1/29/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,196	DETAIL ADJ	1.000
\$NLA(RCN)	\$354	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$8,034	
GARAGE SPACES	1	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	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	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,196		58.16	69,556
A	BAS	L	BASE AREA	1,196	1985	261.51	312,768
B	WDK	N	WOOD DECK	192		40.37	7,752
C	AGR	N	ATT GARAGE	336		43.51	14,618
	F11	O	FPL 1S 1OP	1		7,866.10	7,866
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	423.081	
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	\$321,500	