

Key: 3522

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.733

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ALDERMAN DERRICK & JESSICA 11 ALLEN PLACE SUDBURY, MA 01776				100-143-0				423 LUND FARM WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALDERMAN DERRICK & JESSICA				05/18/2020	QS	645,000	32914-309				
YOUNG CLINTON L & MICHAEL				05/15/2018	QS	460,000	31267-128				
WHITE GEORGE H & HALL LEA				03/10/2017	A	1	30342-283				

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	%
307	05/18/2020	14	CYCLICAL GRO		07/09/2020	TCK	100	100
	04/04/2019	15	SALE REVIEW	645,000	01/27/2021	JMG	100	100
	05/15/2018	16	ALTERATIONS	5,000	07/09/2020	TCK	100	100
		16	MLS REVIEW	460,000	03/19/2019	JMG	100	100
		12	CYCLICAL NON		04/16/2013	SF	100	100


LAND

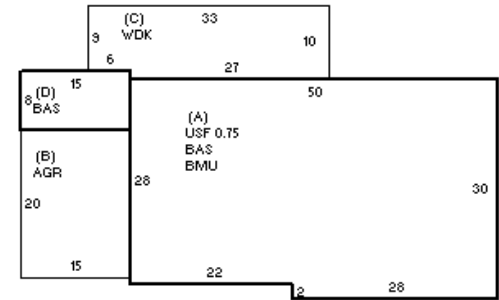
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,057	13	1.00	13M 1.00 A 1.00	252,080	1.65	A	1.00	R04	1.15	277,970

DETACHED

TOTAL	29,057 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	278,000	262,300
St Ind	LUND FARM		LAND	683,300	645,200			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	961,300	907,500

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/12/2021
									



BUILDING	CD	ADJ	DESC	MEASURE	1/12/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/12/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/27/2021	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	1973	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	794,563
NET AREA	2,668	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,456		60.18	87,618		
\$NLA(RCN)	\$298	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	1,092	1973	201.64	220,192		
CAPACITY						ROOF SHAPE	1.00	B	AGR	N	ATT GARAGE	300		49.28	14,785		
STORIES	1.75		1.00	ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	324		44.82	14,523		
ROOMS	8		1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,576	1973	276.22	435,327		
BEDROOMS	4		1.00	INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		11,607.20	11,607		
BATHROOMS	2		1.00	HEATING/COOL	9	WARM/CL AIR	1.03										
FIXTURES	7	\$10,511		FUEL SOURCE	1	OIL	1.00										
GARAGE SPACES	0		1.00														
% BSMT FIN	0		1.00														
# 1/2 BATHS	0		1.00														
# OF UNITS	1		1.00														

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	G

EFF.YR/AGE	2005 / 18	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86

RCNLD	\$683,300
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