

Key: 13059

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.198

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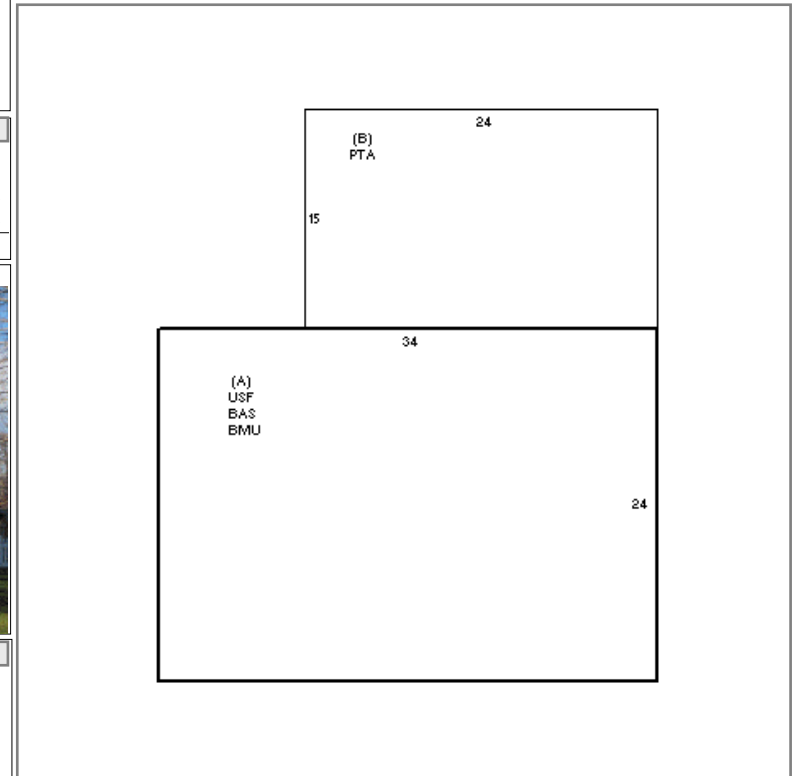
| CURRENT OWNER  |   |          |      | PARCEL ID           |                 |          |           | LOCATION        |      |            |              |           |
|--|---|----------|------|---------------------|-----------------|----------|-----------|-----------------|------|------------|--------------|-----------|
| DEERING GEORGE E IV<br>50 YANKEE DRIVE<br>BREWSTER, MA 02631 |   |          |      | 66-116-0            |                 |          |           | 50 YANKEE DRIVE |      |            |              |           |
|  |   |          |      | TRANSFER HISTORY    |                 |          |           | DOS             | T    | SALE PRICE | BK-PG (Cert) |           |
|  |   |          |      | DEERING GEORGE E IV |                 |          |           | 11/12/2013      | A    | 1          | 27816-173    |           |
| DEERING GEORGE E & LEIGHA                                    |   |          |      | 11/29/2002          | P               | 247,745  | 16000-285 |                 |      |            |              |           |
| MCSHANE JOHN J TRUSTEE                                       |   |          |      | 10/03/1995          | G               | 115,000  | 9870-010  |                 |      |            |              |           |
| CD   | T | AC/SF/UN | Nbhd | St Ind              | Infl            | ADJ BASE | SAF       | Topo            | Lpi  | VC         | CREDIT AMT   | ADJ VALUE |
| 100  | S | 15,200   | 13   | 1.00                | 13E 1.00 A 1.00 | 252,080  | 2.78      | A               | 1.00 | R06        | 1.15         | 244,620   |

| 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    | %   |
| 226    | 03/27/2020 | 7             | ALTERATIONS  | 23,250  | 01/19/2021 | NF | 100    | 100 |
| NP     |            | 12            | CYCLICAL NON |         | 02/16/2007 | JH | 100    | 100 |
| 294    | 05/31/2005 | 3             | OUT BUILDING | 2,000   | 02/16/2007 | JH | 100    | 100 |
| 519    | 09/10/2002 | 5             | OTHER        | 7,000   | 04/03/2003 | TN | 100    | 100 |
| 324    | 05/24/2002 | 1             | NEW CONSTRUC | 100,000 | 04/03/2003 | TN | 100    | 100 |

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| TOTAL  | 15,200 SF      | ZONING   | RM | FRNT | 0     | ASSESSED | CURRENT | PREVIOUS |         |         |
|--------|----------------|--|----|------|-------|----------|---------|----------|---------|---------|
| Nbhd   | NBHD 13        | SUBDIV OF PARCEL 4-1 FOR FY 2002 -- LOT 1A-2 ON PLAN BOOK 561/55 -WATER TOWER VIEW |    |      |       | LAND     | 244,600 | 230,800  |         |         |
| St Ind | YANKEE VILLAGE | N<br>O<br>T<br>E   |    |      |       |          |         | BUILDING | 490,900 | 469,000 |
| Infl   | AVERAGE        |  |    |      |       |          |         | DETACHED | 4,100   | 4,100   |
|        |                |  |    |      | OTHER | 0        | 0       |          |         |         |
|        |                |  |    |      | TOTAL | 739,600  | 703,900 |          |         |         |

| TY  | QUAL | COND | DIM/NOTE | YB    | UNITS | ADJ PRICE  | RCNLD |
|-----|------|------|----------|-------|-------|------------|-------|
| SHF | A    | 1.00 | 50 0.50  | 10X12 | 2005  | 120 21.39  | 1,300 |
| HTB | A    | 1.00 | 30 0.70  |       |       | 1 4,058.10 | 2,800 |



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| BUILDING | CD | ADJ  | DESC            | MEASURE | 4/23/2019 | NF |
|----------|----|------|-----------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 2/16/2007 | JH |
| STYLE    | 5  | 1.05 | COLONIAL [100%] | REVIEW  | 1/28/2021 | MR |
| QUALITY  | A+ | 1.20 | AVG + [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |    |

BLDG COMMENTS

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| YEAR BLT   | 2002  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  | S   | BAT | T              | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 557,827 |            |           |      |    |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|----------------|-----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|------|----|
| NET AREA   | 1,632 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | A   | BMU | N              | BSMT UNFINISHED | 816   |      | 74.34     | 60,661  | CONDITION ELEM | CD      |            |           |      |    |
| \$NLA(RCN) | \$342 | OVERALL    | 1.050 | EXT COVER    | 1  | WD SHINGLE  | 1.00 | A   | BAS | L              | BASE AREA       | 816   | 2002 | 347.86    | 283,854 | EXTERIOR       | G       |            |           |      |    |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | A   | USF | L              | UPPER STORY FIN | 816   | 2002 | 229.28    | 187,096 | INTERIOR       | G       |            |           |      |    |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | B   | PTA | N              | PATIO           | 360   |      | 17.03     | 6,130   | KITCHEN        | A       |            |           |      |    |
|            |       |            |       | FLOOR COVER  | 1  | HARDWOOD    | 1.00 | GFP | O   | GAS FIREPLACE  | 1               |       |      | 3,938.80  | 3,939   | BATHS          | A       |            |           |      |    |
|            |       |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 | ODS | O   | OUTDOOR SHOWER | 1               |       |      | 3,042.90  | 3,043   | HEAT/ELEC      | A       |            |           |      |    |
|            |       |            |       | HEATING/COOL | 2  | HOT WATER   | 1.00 |     |     |                |                 |       |      |           |         |                |         |            |           |      |    |
|            |       |            |       | FUEL SOURCE  | 2  | GAS         | 1.00 |     |     |                |                 |       |      |           |         |                |         |            |           |      |    |
|            |       |            |       |              |    |             |      |     |     |                |                 |       |      |           |         |                |         | EFF.YR/AGE | 2009 / 14 |      |    |
|            |       |            |       |              |    |             |      |     |     |                |                 |       |      |           |         |                |         | COND       | 12 12 %   |      |    |
|            |       |            |       |              |    |             |      |     |     |                |                 |       |      |           |         |                |         | FUNC       | 0         |      |    |
|            |       |            |       |              |    |             |      |     |     |                |                 |       |      |           |         |                |         | ECON       | 0         |      |    |
|            |       |            |       |              |    |             |      |     |     |                |                 |       |      |           |         |                |         | DEPR       | 12        | % GD | 88 |
|            |       |            |       |              |    |             |      |     |     |                |                 |       |      |           |         |                |         | RCNLD      | \$490,900 |      |    |