

Key: 13367

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.288

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HARRISON SAMUEL C 10 YANKEE DRIVE BREWSTER, MA 02631				66-88-13367				10 YANKEE DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARRISON SAMUEL C				08/30/2018	W	170,391	31500-176				
KNISELL KIMBERLY N				02/27/2003	N	125,000	16473-023				
MCSHANE JOHN J TRUSTEE				02/03/2003	F	390,000	16342-282				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
366	06/12/2002	1	NEW CONSTRUC	275,000			100	100
656	11/08/2001	7	ALTERATIONS	4,000			100	100
200	04/19/2001	7	ALTERATIONS	35,000			100	100

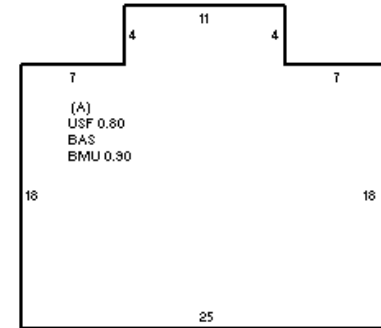
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		N	Affordable Deed Rider Bk 31500 Pg 176; Resale Price			LAND	0	0
St Ind		O	Multiplier = 1.976 MAP 26 PARCEL 4-401 CHANGED			BUILDING	242,460	245,620
Infl		T	TO CONDOS FOR FY 2004 UNIT 6 --			DETACHED	0	0
		E	AFFORDABLE UNIT FY13 FMV lower than adjusted value, so no adjustment made.			OTHER	0	0
						TOTAL	242,460	245,620

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/23/2019	NF
MODEL	10		CONDO RES	LIST	4/23/2019	EST
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	1/2/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	2002	SIZE ADJ	1.000
NET AREA	889	DETAIL ADJ	1.313
\$NLA(RCN)	\$374	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHS	1	1.00	
HALF BATHS	0	1.00	
FIREPLACES	0	.00	
% COMMON OWNER	16	1.00	
FIXTURES	3	\$3,900	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	26	YANKEE VILLAGE	1.30	A	BMU	N	BSMT UNF	445		47.60	21,182
STYLE	66	26-YANKEE VILL.	1.00	A	BAS	L	BASE AREA	494	2002	345.71	170,781
VIEW/LOC	1	NONE	1.00	A	USF	L	UPPER STORY	395	2002	345.71	136,556
HVAC	9	WARM/CL AIR	1.01								
END/MIDDLE	1	END	1.00								

TOTAL RCN	332,419	
CONDITION ELEM	CD	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
EXTERIOR	A	
EFF.YR/AGE	2002 / 21	
COND	7 7 %	
FUNC	0	
ECON	0 AFFORDABLE	
DEPR	7 % GD	93
RCNLD	\$309,100	