

Key: 2950

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.133

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HANCOCK DANA R & SUSAN E 102 YANKEE DRIVE BREWSTER, MA 02631		76-11-0		102 YANKEE DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HANCOCK DANA R & SUSAN E		03/30/2001	QS	279,000	13685-075
MARTIN BARRY W & ANN MARI		10/20/1995	G	154,170	9892-095

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 %
557	09/26/2005	12	CYCLICAL NON		05/23/2013	SF	100 100
80	02/12/2001	2	ADD	5,000	04/11/2006	JB	100 100
443	08/21/1998	7	ALTERATIONS	2,000			100 100
547	09/20/1995	3	OUT BUILDING	2,047			100 100
		5	OTHER	3,000			100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,408	13	1.00	13E	1.00	A	1.00	252,080	2.10	A	1.00	R06	1.15			259,840

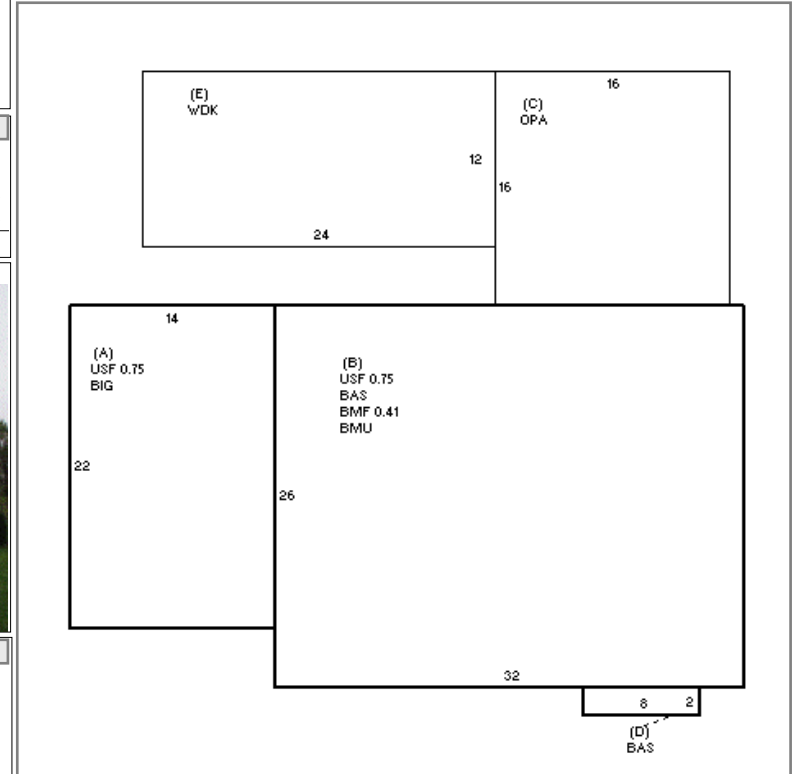
TOTAL	21,388 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	SUBDIV OF 4-1 FOR F/Y 97			LAND	259,800	245,100
St Ind	YANKEE VILLAGE		LAND	434,900	410,700			
Infl	AVERAGE		DETACHED	2,100	2,000			
			OTHER	0	0			
					TOTAL	696,800	657,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X12	1998	120	21.39	2,100



BUILDING	CD	ADJ	DESC	MEASURE	4/23/2019	NF
MODEL	1		RESIDENTIAL	LIST	2/16/2007	REF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/30/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,703	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	308		55.28	17,026
\$NLA(RCN)	\$308	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	855	1995	185.61	158,698
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	832		60.18	50,070
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BMF	N	BSMT FINISH	341		41.14	14,029
				FLOOR COVER	3	W/W CARPET	1.00	C	OPA	N	OPEN PORCH	256		51.00	13,056
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	848	1995	281.60	238,798
				HEATING/COOL	2	HOT WATER	1.00	E	WDK	N	WOOD DECK	288		39.99	11,516
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		10,354.00	10,354	
								ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463	



CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$7,956
GARAGE SPACES		1	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

TOTAL RCN	523,966	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	G	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1999 / 24	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$434,900	