Key: 2960

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,143

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DONNELLY DAVID M & VIRGINIA CO-TRUSTEE THE DONNELLY REAL ESTATE TRUST PO BOX 1947 BREWSTER, MA 02631	67-22-0	296 YANKEE DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DONNELLY DAVID M & VIRGIN	12/09/2016	F	1	30173-181
DONNELLY DAVID M & VIRGIN	11/02/2009	QS	840,000	24137-165
BUGDEN LAWRENCE J & SUSAN	01/26/2004	N	249,000	18157-123

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	%
85	03/12/2010	2	ADD	25,000	01/03/2011	JH	100	100
155	04/11/2005	2	ADD	10,000	04/11/2006	JB	100	100
190	04/23/2004	1	NEW CONSTRUC	350,000	05/11/2005	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13 1.00	13E 1.00	A 1.00	201,664	1.00	20 0.80	R06 1.15			279,080
300	A	0.809	13 1.00	13E 1.00	A 1.00	13,800	1.00	A 1.00	R06 1.15			11,160

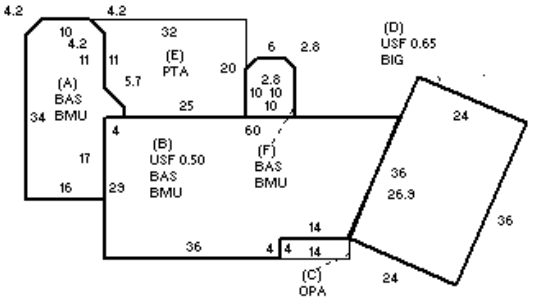
TOTAL	2.186 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE	6,671 SQ FT SOLD TO MCSHANE CONSTRUCTION F/Y 99 FOR A PORTION OF OPEN SPACE FOR CLIPPER WAY		
St Ind	YANKEE VILLAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	290,200	273,800
BUILDING	1,150,100	1,098,300
DETACHED	2,000	2,000
OTHER	0	0
TOTAL	**1,442,300**	**1,374,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A 1.00	50 0.50			1	4,058.10	2,000

PHOTO 01/03/2011



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G+	1.45	GOOD + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	4/24/2019	REF
LIST	4/24/2019	REF
REVIEW	10/23/2019	EMZ

YEAR BLT	2004	SIZE ADJ	0.970
NET AREA	3,555	DETAIL ADJ	1.000
$NLA(RCN)	$372	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.65	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$15,834
GARAGE SPACES	3	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,234		67.79	151,441
+	BAS	L	BASE AREA	2,234	2004	327.63	731,934
+	USF	L	UPPER STORY FIN	1,321	2004	249.35	329,388
C	OPA	N	OPEN PORCH	56		73.84	4,135
D	BIG	N	BUILT-IN GARAGE	864		70.23	60,683
E	PTA	N	PATIO	569		17.61	10,020
	F21	O	FPL 2S 1OP	1		14,991.30	14,991
	ODS	O	OUTDOOR SHOWER	1		3,566.50	3,567

TOTAL RCN	1,321,993

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

EFF.YR/AGE	2007 / 16		
COND	13	13 %	
FUNC	0		
ECON	0		
DEPR	13	% GD	87
RCNLD	$1,150,100		