Key: 3175

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,372

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TOFFOLON ROBERT & ELIZABETH 196 YANKEE DRIVE BREWSTER, MA 02631	76-1-0	196 YANKEE DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TOFFOLON ROBERT & ELIZABE	11/07/2019	QS	410,000	32450-81
FARNSWORTH JOHN E & FRANC	03/18/2003	QS	369,000	16592-099
DOWDING JOHN W JR & DOROT	06/20/1995	D	134,900	9717-105

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

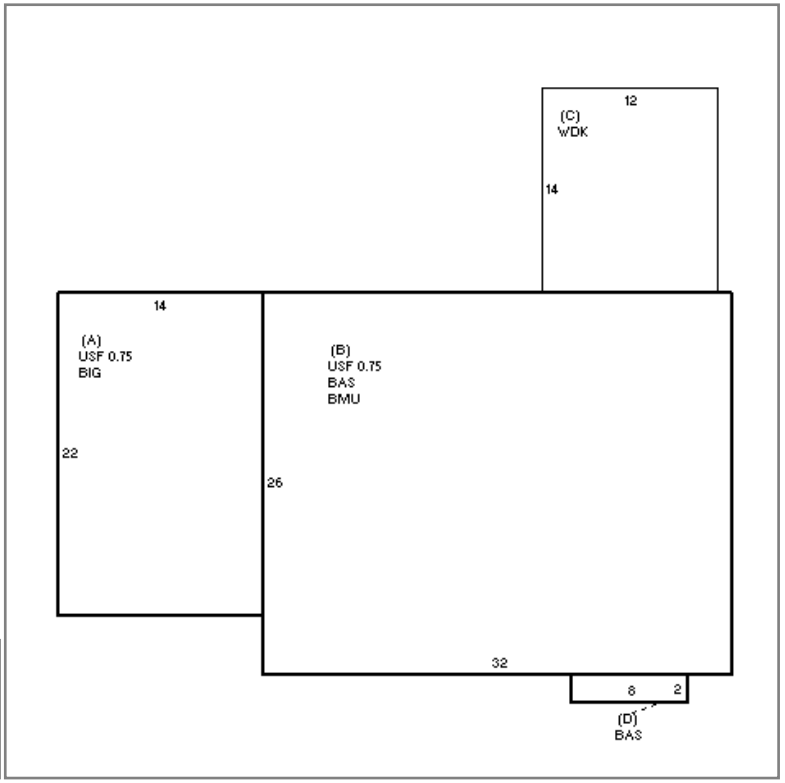
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-619	05/29/2023	7	ALTERATIONS	23,388	05/22/2024	TCK	100	100
1070	12/05/2019	7	ALTERATIONS	3,900	07/13/2020	TCK	100	100
	11/07/2019	15	SALE REVIEW	410,000	07/14/2020	JMG	100	100
578	07/16/2018	7	ALTERATIONS		07/11/2019	TCK	100	100
NP		12	CYCLICAL NON		02/20/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,249	13 1.00	13E 1.00	A 1.00	252,080	2.11	A 1.00	R06 1.15			259,510

TOTAL	21,249 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	YANKEE VILLAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	259,500	244,800
BUILDING	396,600	374,500
DETACHED	0	0
OTHER	0	0
TOTAL	**656,100**	**619,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/05/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	4/24/2019	NF
LIST	4/24/2019	EST
REVIEW	6/5/2024	EMZ

YEAR BLT	1995	SIZE ADJ	1.000
NET AREA	1,703	DETAIL ADJ	1.000
$NLA(RCN)	$288	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	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

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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	308		55.28	17,026
+	USF	L	UPPER STORY FIN	855	1995	185.61	158,698
B	BMU	N	BSMT UNFINISHED	832		60.18	50,070
+	BAS	L	BASE AREA	848	1995	281.60	238,798
C	WDK	N	WOOD DECK	168		39.99	6,718
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	489,619

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

EFF.YR/AGE	1995 / 28		
COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD			$396,600