

Key: 3179

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.376

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
NICKERSON LINDA R 240 YANKEE DRIVE BREWSTER, MA 02631				67-34-0				240 YANKEE DRIVE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				NICKERSON LINDA R				11/10/1995	N	80,500	9924-209	
YANKEE VILLAGE OF BREWSTE				09/30/1993	L	182,000	N/A-N/A					
YANKEE VILLAGE OF BREWSTE				07/30/1993	L	6,300	N/A-N/A					

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	%
24-518	07/01/2024	7	ALTERATIONS	17,205				0
474	08/03/2020	7	ALTERATIONS	3,519	01/19/2021	NF	100	100
NP		12	CYCLICAL NON		02/20/2007	JH	100	100
532	09/13/1995	5	OTHER	3,000				100
427	07/27/1995	5	OTHER	3,500				100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	19,655	13	1.00	13E	1.00	A	1.00	252,080	2.24	A	1.00	R06	1.15		255,260
350	A	0.044	13	1.00	13E	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00		90

* -- Value totals adjusted by value credit.

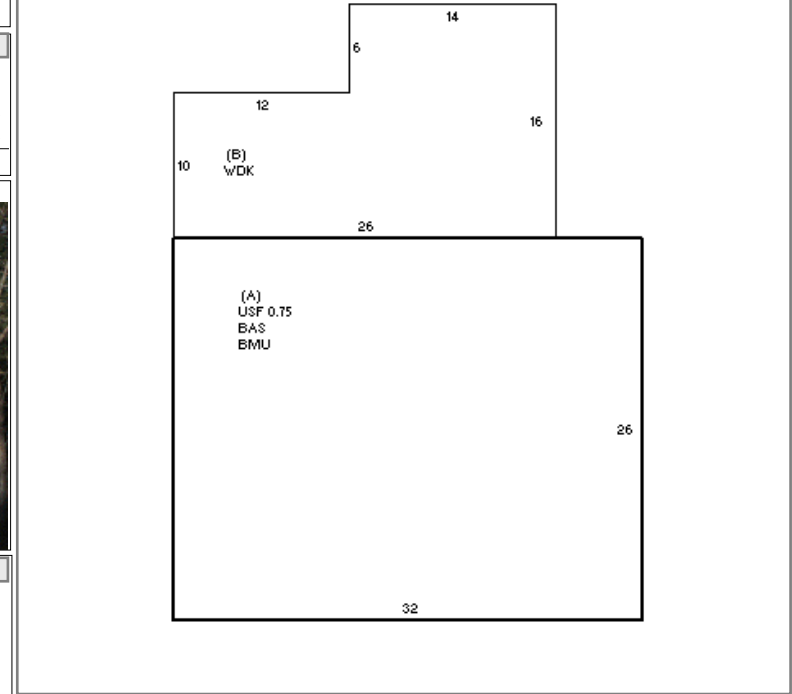
TOTAL	21,570 SF		ZONING	RM	FRNT	0		ASSESSED	CURRENT	PREVIOUS		
Nbhd	NBHD 13		N O T E	Affordable Deed Rider Bk 9924 Pg 209						LAND	183,630	173,210
St Ind	YANKEE VILLAGE			LAND	258,120	246,830						
Infl	AVERAGE			DETACHED	3,810	3,810						
				OTHER	0	0						
				TOTAL	445,560	423,850						

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	4,058.10	3,200
SHF	A	1.00	30 0.70	14X10	140	21.39	2,100



BUILDING	CD	ADJ	DESC	MEASURE	4/24/2019	NF
MODEL	1		RESIDENTIAL	LIST	2/20/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/28/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BUILDING

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	448,727												
NET AREA	1,456	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		61.95	51,542														
\$NLA(RCN)	\$308	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	832	1994	289.88	241,184														
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	624	1994	193.04	120,457														
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	344		41.16	14,159														
				FLOOR COVER	3	W/W CARPET	1.00		F21	O	FPL 2S 1OP	1		10,658.60	10,659														
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536														
				HEATING/COOL	2	HOT WATER	1.00																						
				FUEL SOURCE	2	GAS	1.00																						
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT/ELEC</td> <td>A</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	KITCHEN	A	BATHS	A	HEAT/ELEC	A
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				EFF.YR/AGE		1994 / 29		COND		20 20 %		FUNC		0		ECON		0 AFFORDABLE											
				DEPR		20 % GD		80		RCNLD		\$359,000																	