

Key: **3183**

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.380

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RICE DAVID M & SMITH RENEE G 275 YANKEE DRIVE BREWSTER, MA 02631				67-41-0				275 YANKEE DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RICE DAVID M & SMITH RENE				02/28/2020	W	251,600	32726-73				
JOHNSON ERIC W & KRISTINA				12/05/1994	N	80,500	9470-287				

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	%
491	05/28/2021	7	ALTERATIONS	5,000	04/20/2022	TCK	100	100
665	10/26/1994	5	OTHER	3,000	05/14/1996	JB	100	100
537	09/07/1994	1	NEW CONSTRUC	80,500	05/14/1996	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	20,478	13	1.00	13E 1.00 A 1.00	252,080	2.17	A	1.00	R06	1.15	257,440

TOTAL	20,478 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	FY21 Affordable Deed Rider Bk 32736 Pg 73: Resale Price Multiplier = 2.43			LAND	0	0
St Ind	YANKEE VILLAGE		BUILDING	298,160	302,050			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	298,160	302,050

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/25/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/25/2019	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/29/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	1,456	DETAIL ADJ	1.000
\$NLA(RCN)	\$296	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,190
GARAGE SPACES		0	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	6	SALTBOX	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	BMU	N	BSMT UNFINISHED	832		61.95	51,542
A	BAS	L	BASE AREA	832	1994	289.88	241,184
A	USF	L	UPPER STORY FIN	624	1994	193.04	120,457
B	WDK	N	WOOD DECK	168		41.16	6,915
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	430,825
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE 1994 / 29	
COND	20 20 %
FUNC	0
ECON	0 AFFORDABLE
DEPR	20 % GD 80
RCNLD	\$344,700

(B)
WDK
14

12

(A)
USF 0.75
BAS
BMU

26

32