

Key: 3187

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.384

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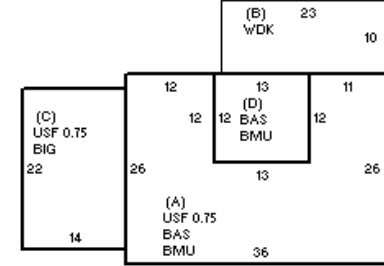
CURRENT OWNER				PARCEL ID				LOCATION					
MCCAFFERY KEVIN M 307 YANKEE DRIVE BREWSTER, MA 02631				66-71-0				307 YANKEE DRIVE					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
MCCAFFERY KEVIN M				03/18/2019	QS	387,500	31894-200						
FEITLOWITZ ROBERT D				01/28/2005	DC		19484-113						
FEITLOWITZ VIRGINIA G &				04/01/1998	A	100	11330-099						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	26,436	13	1.00	13E 1.00	A 1.00	252,080	1.78	A	1.00	R06	1.15	271,760

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	%
307	03/18/2019	16	MLS REVIEW	387,500	02/07/2020	JMG	100	100
409	06/10/1999	2	ADD	20,000	02/10/2000	LB	100	100
66	07/19/1994	5	OTHER	3,000			100	100
570	02/09/1994	5	OTHER	3,500			100	100
	12/01/1993	1	NEW CONSTRUC	95,000			100	100

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TOTAL	26,436 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E				LAND	271,800	256,400
St Ind	YANKEE VILLAGE		LAND	409,200	391,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	681,000	647,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	4/25/2019	NF
MODEL	1		RESIDENTIAL	LIST	2/20/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	12/31/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
GENERATOR

YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	1,752	DETAIL ADJ	1.000
\$NLA(RCN)	\$292	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,034
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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	936		60.77	56,881
+	BAS	L	BASE AREA	936	1994	274.21	256,658
+	USF	L	UPPER STORY FIN	816	1994	187.43	152,944
B	WDK	N	WOOD DECK	230		40.38	9,287
C	BIG	N	BUILT-IN GARAGE	308		55.82	17,193
	F21	O	FPL 2S 10P	1		10,455.50	10,456

TOTAL RCN	511,451
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
DEPR	20 % GD 80
RCNLD	\$409,200