**Key: 3190**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,387

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| PREVOST EDWARD J &<br>POLLARD MEREDITH ANN<br>137 YANKEE DRIVE<br>BREWSTER, MA 02631 | 66-84-0 | 137 YANKEE DRIVE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| PREVOST EDWARD J & | 12/30/2002 | QS | 390,000 | 16167-202 |
| GUILLETTE ALFRED M & YVET | 01/17/1995 | D | 155,000 | 9522-280 |

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

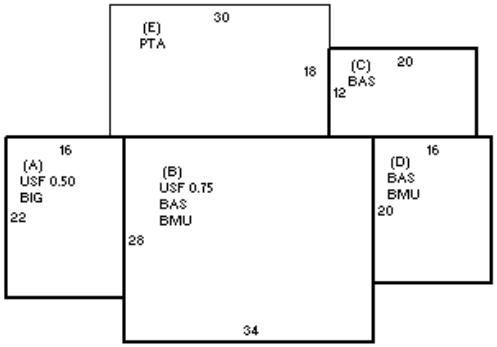
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 14 | CYCLICAL GRO | | 04/23/2019 | NF | 100 | 100 |
| 19 | 01/03/2007 | 2 | ADD | 2,500 | 08/03/2007 | JH | 100 | 100 |
| 429 | 08/02/2005 | 2 | ADD | 30,000 | 04/11/2006 | JB | 100 | 100 |
| 326 | 06/14/2005 | 7 | ALTERATIONS | 3,330 | 04/11/2006 | JB | 100 | 100 |
| 167 | 04/14/2005 | 2 | ADD | 2,500 | 08/02/2007 | 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 | 20,098 | 13 1.00 | 13E 1.00 | A 1.00 | 252,080 | 2.20 | A 1.00 | R06 1.15 | | | 256,430 |

| TOTAL | 20,098 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | | | |
| St Ind | YANKEE VILLAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 256,400 | 241,900 |
| BUILDING | 528,900 | 505,500 |
| DETACHED | 1,000 | 1,000 |
| OTHER | 0 | 0 |
| TOTAL | **786,300** | **748,400** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 30 0.70 | 8X8 | | 64 | 22.01 | 1,000 |

PHOTO 04/23/2019

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 | 4/23/2019 | NF |
|---|---|---|
| LIST | 4/23/2019 | EST |
| REVIEW | 12/31/2019 | MR |

| YEAR BLT | 1994 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,402 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $275 | OVERALL | 1.030 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 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 | 16 | FHA+DCTLS AC | 1.01 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BIG | N | BUILT-IN GARAGE | 352 | | 54.68 | 19,248 |
| + | USF | L | UPPER STORY FIN | 890 | 1994 | 187.43 | 166,814 |
| + | BMU | N | BSMT UNFINISHED | 1,272 | | 55.97 | 71,193 |
| + | BAS | L | BASE AREA | 1,512 | 1994 | 248.82 | 376,212 |
| E | PTA | N | PATIO | 540 | | 12.28 | 6,633 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,455.50 | 10,456 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,487.50 | 2,488 |

| TOTAL RCN | 661,076 |
|---|---|

| 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 | $528,900 | | |