

Key: 3198

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.395

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AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
HINES MARY DEBORAH 7 OAKLAND PARK MEDFORD, MA 02155				66-78-0				407 YANKEE DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HINES MARY DEBORAH				11/02/2012	QS	365,000	26823-190				
SIMONSEN WALTER H &				11/18/1994	QS	151,900	9450-111				
BAY VILLAGE REALTY INC				07/06/1994	QS	120,000	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	%
833	11/02/2022	7	ALTERATIONS	60,000	03/09/2023	TCK	100	100
404	05/16/2017	14	CYCLICAL GRO		06/12/2018	NF	100	100
371	07/05/1995	7	ALTERATIONS	2,000	06/12/2018	NF	100	100
136	03/16/1994	3	OUT BUILDING	1,150	05/14/1996	JB	100	100
		5	OTHER	3,000	05/14/1996	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,174	13	1.00	13E 1.00 A 1.00	252,080	1.97	A	1.00	R06	1.15	264,040

TOTAL	23,174 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	264,000	249,100
St Ind	YANKEE VILLAGE		LAND	405,700	383,100			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
			TOTAL	670,900	633,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	8X10		80	22.01	1,200



BLDG COMMENTS  
PULL DOWN STAIRS TO ATTIC



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BUILDING	CD	ADJ	DESC	MEASURE	4/25/2019	NF	TOTAL RCN	466.318		
MODEL	1		RESIDENTIAL	LIST	7/30/2019	NF		CONDITION ELEM	CD	
STYLE	1	1.00	RANCH [100%]	REVIEW	3/31/2023	EMZ		EXTERIOR	A	
QUALITY	A	1.00	AVG [100%]					INTERIOR	G	
FRAME	1	1.00	WD FRAME [100%]				KITCHEN	G		
YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	BATHS	G	
NET AREA	1,456	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	HEAT/ELEC	A	
\$NLA(RCN)	\$320	OVERALL	1.010	EXT COVER	1	WD SHINGLE	1.00			
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE			
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00			
ROOMS	7	1.00		FLOOR COVER	3	W/W CARPET	1.00			
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00			
BATHROOMS	2	1.00		HEATING/COOL	15	HTWT+DCTLS AC	1.01			
FIXTURES	6	\$7,878		FUEL SOURCE	2	GAS	1.00			
GARAGE SPACES	1	1.00								
% BSMT FIN	0	1.00								
# 1/2 BATHS	0	1.00								
# OF UNITS	1	1.00								

EFF.YR/AGE	2007 / 16	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD	\$405,700	