

Key: 3205

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.402

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|--|---|---------|---------|------------------|----|------------|--------------|
| HINKLE LUKE D & MOYER DESIREE A 326 YANKEE DRIVE BREWSTER, MA 02631 | | | | 66-69-0 | | | | 326 YANKEE DRIVE | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| | | | | HINKLE LUKE D & YANKEE VILLAGE OF BREWSTE | | | | 09/12/1994 | QS | 117,225 | 9361-065 |
| YANKEE VILLAGE OF BREWSTE | | | | 09/30/1993 | L | 182,000 | N/A-N/A | | | | |
| YANKEE VILLAGE OF BREWSTE | | | | 07/30/1993 | L | 13,875 | 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 | % |
| 23-867 | 08/13/2023 | 7 | ALTERATIONS | 12,000 | 05/22/2024 | TCK | 100 | 100 |
| 396 | 08/05/2011 | 7 | ALTERATIONS | 1,600 | 03/14/2012 | MR | 100 | 100 |
| 619 | 11/14/2008 | 2 | ADD | 14,000 | 02/02/2009 | RJM | 100 | 100 |
| 424 | 06/15/2007 | 7 | ALTERATIONS | 4,600 | 07/19/2008 | DHT | 100 | 100 |
| 741 | 12/04/2001 | 7 | ALTERATIONS | 1,300 | | | 100 | 100 |

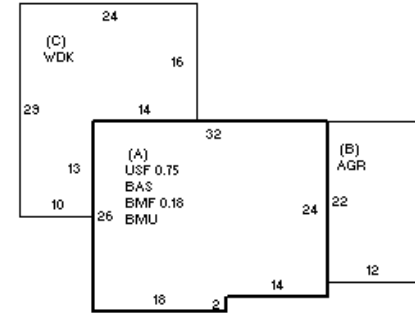
| | | | | | | | | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 17,156 | 13 | 1.00 | 13E | 1.00 | A | 1.00 | | | 252,080 | 249,560 |

| | | | | | | | | |
|--------|----------------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 17,156 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NBHD 13 | NOTE | LAND | 249,600 | 235,500 | | | |
| St Ind | YANKEE VILLAGE | | BUILDING | 395,300 | 373,400 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 644,900 | 608,900 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------------------|
| PULL DOWN STAIRS TO ATTIC |
| BMF= STORAGE |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/25/2019 | NF |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/25/2019 | NF |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 6/5/2024 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1994 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,407 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 804 | | 61.95 | 49,808 |
| \$NLA(RCN) | \$319 | OVERALL | 1.050 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BMF | N | BSMT FINISH | 145 | | 42.36 | 6,142 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 804 | 1994 | 289.88 | 233,066 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | A | USF | L | UPPER STORY FIN | 603 | 2001 | 193.04 | 116,403 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | B | AGR | N | ATT GARAGE | 264 | | 45.25 | 11,947 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | C | WDK | N | WOOD DECK | 514 | | 41.16 | 21,157 |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | | GEN | O | GENERATOR | 1 | | 0.00 | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | ODS | O | OUTDOOR SHOWER | 1 | | 2,535.80 | 2,536 |

| TOTAL RCN | 449,248 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | G |
| HEAT/ELEC | A |
| EFF.YR/AGE | 2009 / 14 |
| COND | 12 12 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 12 % GD 88 |
| RCNLD | \$395,300 |