

Key: 3209

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.406

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
VIGNEAU CHRISTOPHER L & MAUREEN A O'NEIL C/O VIGNEAU CHRISTOPHER L & MAUREEN A ON 374 YANKEE DRIVE BREWSTER, MA 02631		66-65-0		374 YANKEE DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
VIGNEAU CHRISTOPHER L & M		08/15/2024	F	100	36519-167
VIGNEAU CHRISTOPHER L & M		12/12/1994	N	75,000	9479-215
YANKEE VILL OF BREW DEV C		09/30/1993	L	182,000	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 %
NP		12	CYCLICAL NON		02/21/2007	JH	100 100
729	11/23/1994	5	OTHER	3,000	05/14/1996	JB	100 100
538	09/07/1994	1	NEW CONSTRUC	100,000	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	20,368	13	1.00	13E 1.00 A 1.00	252,080	2.18	A	1.00	R06	1.15	257,170

TOTAL	20,368 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	Affordable Deed Rider Bk 9479 Pg 215			LAND	175,410	165,450
St Ind	YANKEE VILLAGE		BUILDING	264,550	252,950			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	439,960	418,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/25/2019

BLDG COMMENTS

LIP PROGRAM DISCOUNT

* -- Value totals adjusted by value credit.

BUILDING	CD	ADJ	DESC	MEASURE	4/25/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/25/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/31/2019	MR
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	TOTAL RCN	484,829
NET AREA	1,665	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	972		60.18	58,495	CONDITION ELEM	CD
\$NLA(RCN)	\$291	OVERALL	1.020	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	972	1994	271.54	263,941	EXTERIOR	A
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	693	1994	187.53	129,955	INTERIOR	A
STORIES		1.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	16		51.00	816	KITCHEN	A
ROOMS		4	1.00	FLOOR COVER	3	W/W CARPET	1.00	C	AGR	N	ATT GARAGE	264		43.96	11,606	BATHS	A
BEDROOMS		2	1.00	INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	240		39.98	9,596	HEAT/ELEC	A
BATHROOMS		2	1.00	HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463		
FIXTURES		6	\$7,956	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	1994 / 29
COND	20 20 %
FUNC	0
ECON	0 AFFORDABLE
DEPR	20 % GD 80
RCNLD	\$387,900