

Key: 3210

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.407

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
O'CONNELL MICHAEL R & WENDY 19 RICHARDS ROAD SOUTHBOROUGH, MA 01772				66-64-0				384 YANKEE DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'CONNELL MICHAEL R & WEND				02/20/2013	QS	390,000	27144-307				
CAPRIO DONALD R & KAREN Z				11/20/2000	QS	269,000	13377-129				
MCMULLEN FRANK H & KATHRY				10/07/1996	QS	136,500	10426-185				

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	%
207	04/18/2006	7	ALTERATIONS	9,650	02/21/2007	JH	100	100
614	10/08/2003	3	OUT BUILDING	1,500	02/21/2007	JH	100	100
182	04/06/2001	2	ADD	25,000	06/05/2002	LB	100	100
13	01/06/1994	5	OTHER	4,000			100	100
535	11/16/1993	5	OTHER	3,500	01/01/1995	RD	100	100

LAND

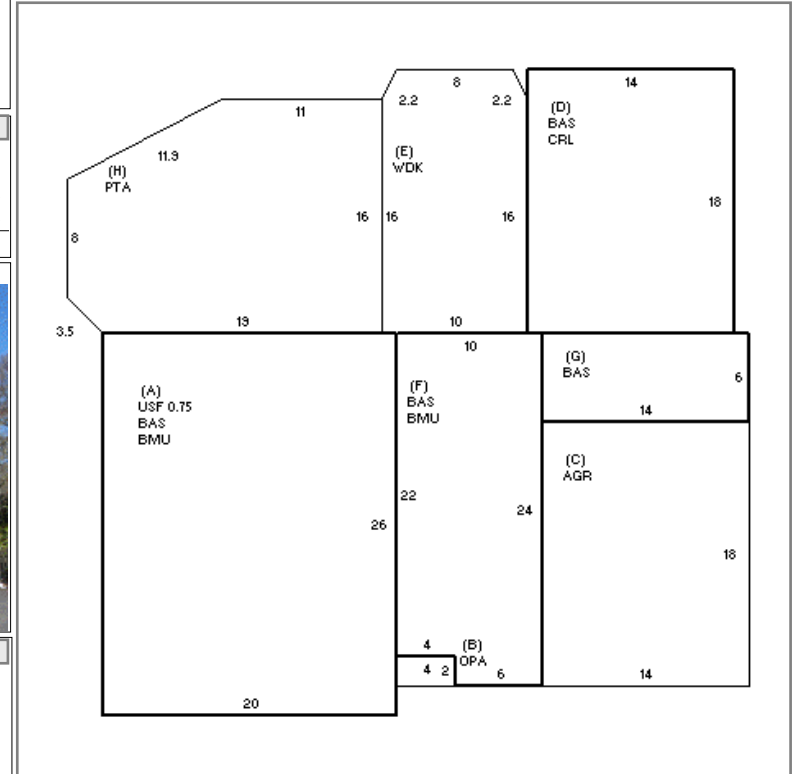
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,281	13	1.00	13E 1.00 A 1.00	252,080	2.19	A	1.00	R06	1.15	256,940

TOTAL	20,281 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	256,900	242,400
St Ind	YANKEE VILLAGE		LAND BUILDING	477,900	451,400			
Infl	AVERAGE		DETACHED	1,100	1,100			
			OTHER	0	0			
						TOTAL	735,900	694,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X8	2003	64	22.01	1,100



BLDG COMMENTS



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	4/25/2019	NF
MODEL	1		RESIDENTIAL	LIST	2/21/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	12/31/2019	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	1,478	DETAIL ADJ	1.000
\$NLA(RCN)	\$376	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$9,547
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	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	752		76.26	57,348
A	USF	L	UPPER STORY FIN	390	1993	227.33	88,657
B	OPA	N	OPEN PORCH	8		61.20	490
C	AGR	N	ATT GARAGE	252		52.75	13,294
D	CRL	N	BSMT CRAWL	252		37.17	9,366
E	WDK	N	WOOD DECK	178		47.98	8,541
+	BAS	L	BASE AREA	1,088	1993	319.82	347,964
H	PTA	N	PATIO	312		16.54	5,162
	F21	O	FPL 2S 1OP	1		12,424.80	12,425
	ODS	O	OUTDOOR SHOWER	1		2,956.00	2,956

TOTAL RCN	555,749
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2005 / 18
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86

RCNLD	\$477,900
-------	-----------