

Key: 3212

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.409

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
FITZGIBBONS THOMAS S & FITZGIBBONS CAROLINE 408 YANKEE DRIVE BREWSTER, MA 02631				66-62-0				408 YANKEE DRIVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FITZGIBBONS THOMAS S & CAMPBELL KATHREEN M				12/03/2016	QS	445,500	30155-329					
LEIDENFROST FRANCIS P & J				03/23/2007	QS	395,000	21875-022					
				05/06/2002	QS	309,900	15128-127					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,334	13	1.00	13E	1.00	A	1.00			252,080	257,080

TOTAL	20,334 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	257,100	242,500
St Ind	YANKEE VILLAGE		BUILDING	439,000	414,600			
Infl	AVERAGE		DETACHED	2,000	2,000			
			OTHER	0	0			
						<b>TOTAL</b>	<b>698,100</b>	<b>659,100</b>

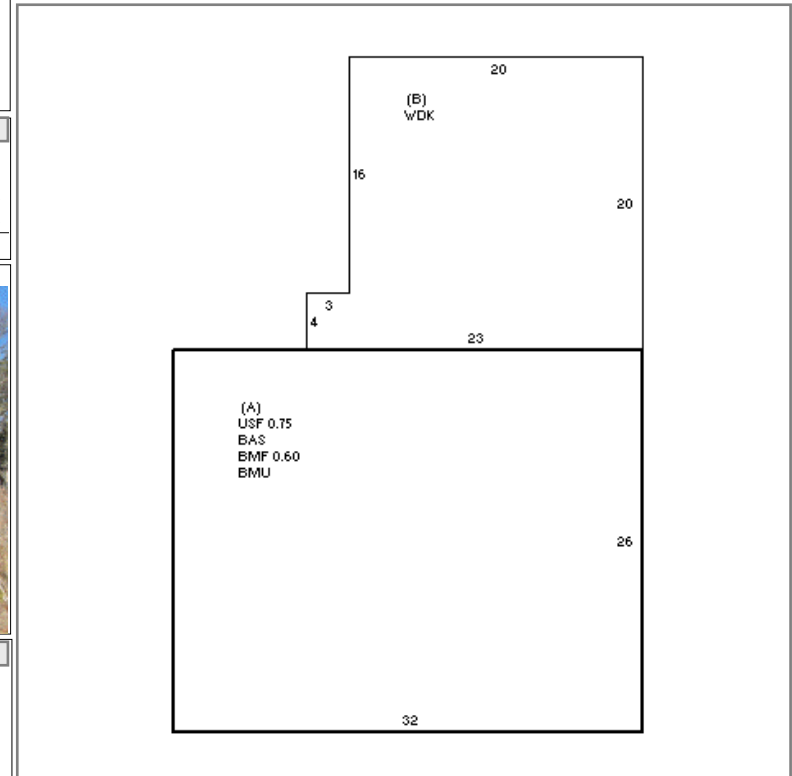
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X10	2020	100	22.01	2,000



BUILDING	CD	ADJ	DESC	MEASURE	4/25/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/25/2019	NF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/31/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
HATCH TO ATTIC BMF=FAM RM

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	%
45	01/21/2022	7	ALTERATIONS	20,000	03/09/2023	TCK	100	100
24	01/10/2020	7	ALTERATIONS	75,000	01/19/2021	NF	100	100
		14	CYCLICAL GRO		04/25/2019	NF	100	100
415	06/07/2012	7	ALTERATIONS	7,500	02/04/2013	SF	100	100
348	06/05/2002	3	OUT BUILDING	1,800	02/21/2007	JH	100	100



YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	477,160
NET AREA	1,456	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		62.54	52,033	CONDITION ELEM	CD
\$NLA(RCN)	\$328	OVERALL	1.060	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	499		42.75	21,335	EXTERIOR	A
				ROOF SHAPE	6	SALTBOX	1.00	A	BAS	L	BASE AREA	832	1993	292.65	243,481	INTERIOR	V
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	624	1993	194.88	121,604	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00	B	WDK	N	WOOD DECK	412		41.55	17,119	BATHS	V
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,760.10	10,760	HEAT/ELEC	A
				HEATING/COOL	15	HTWT+DCTLS AC	1.01		ODS	O	OUTDOOR SHOWER	1		2,559.90	2,560		
				FUEL SOURCE	2	GAS	1.00										

CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,268
GARAGE SPACES		0	1.00
% BSMT FIN		60	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

EFF. YR/AGE	2015 / 8	
COND	8	8 %
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD	\$439,000	