

Key: 3213

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.410

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
SWABY JASON J & ROSARIO TANYA M 416 YANKEE DRIVE BREWSTER, MA 02631				66-61-0				416 YANKEE DRIVE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				SWABY JASON J & FEDERAL NATIONAL MTG ASSO HARDY LAURAL ANN				06/26/2015	S	184,000	28972-99	
						08/20/2013	L	135,253	27634-227			
						03/16/1998	F	1	11285-265			


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	%
598	07/22/2022	7	ALTERATIONS	3,400	03/09/2023	TCK	100	100
779	12/21/1994	5	OTHER	3,000			100	100
536	09/07/1994	1	NEW CONSTRUC	80,500	01/01/1995		100	100
12	01/06/1994	5	OTHER	4,000			100	100

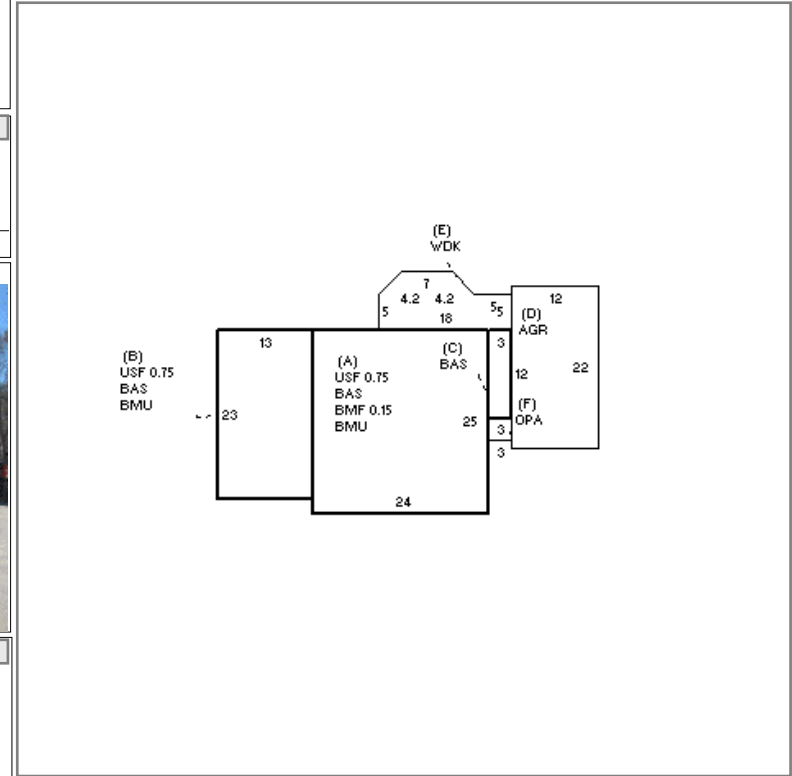
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,897	13	1.00	13E 1.00 A 1.00	252,080	2.14	A	1.00	R06	1.15	258,560

DETACHED

TOTAL	20,897 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	Affordable Deed Rider Bk 28972 Pg 99; Resale Price Multiplier = 2.29			LAND	0	0
St Ind	YANKEE VILLAGE		Water Tank	LAND BUILDING	280,980	284,650		
Infl	AVERAGE		OTHER	0	0			
			TOTAL	280,980	284,650			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/09/2023
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/25/2019	NF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	2/21/2007	JH	DISCOUNTED FOR AFFORDABLE HOUSING
STYLE	4	1.02	CAPE [100%]	REVIEW	3/31/2023	EMZ	
QUALITY	A	1.00	AVG [100%]				
FRAME	1	1.00	WD FRAME [100%]				

YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	462,910
NET AREA	1,609	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	899		60.18	54,102	CONDITION ELEM	CD
\$NLA(RCN)	\$288	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	90		41.14	3,703	EXTERIOR	A
				ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UPPER STORY FIN	674	1993	187.53	126,392	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	935	1993	271.54	253,894	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	D	AGR	N	ATT GARAGE	264		43.96	11,606	BATHS	A
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	120		39.98	4,798	HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00	F	OPA	N	OPEN PORCH	9		51.00	459		
				FUEL SOURCE	2	GAS	1.00										

EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0 AFFORDABLE
DEPR	20 % GD 80
RCNLD	\$370,300