

Key: 3214

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.411

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COATS ERIC A & JUDITH A 424 YANKEE DRIVE BREWSTER, MA 02631				66-60-0				424 YANKEE DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COATS ERIC A & JUDITH A				08/07/2009	A	1	23951-234				
COATS ERIC A				01/18/2007	QS	380,000	21707-239				
BONINCONTRI BONNIE A				04/26/2005	F	19757-249					

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	%
795	12/03/2007	3	OUT BUILDING	2,000	09/24/2008	JH	100	100
331	05/14/2007	2	ADD	2,000	09/24/2008	JH	100	100
012	01/12/1995	5	OTHER	3,000	05/14/1996	JB	100	100
674	10/28/1994	1	NEW CONSTRUCT	90,000	05/14/1996	JB	100	100

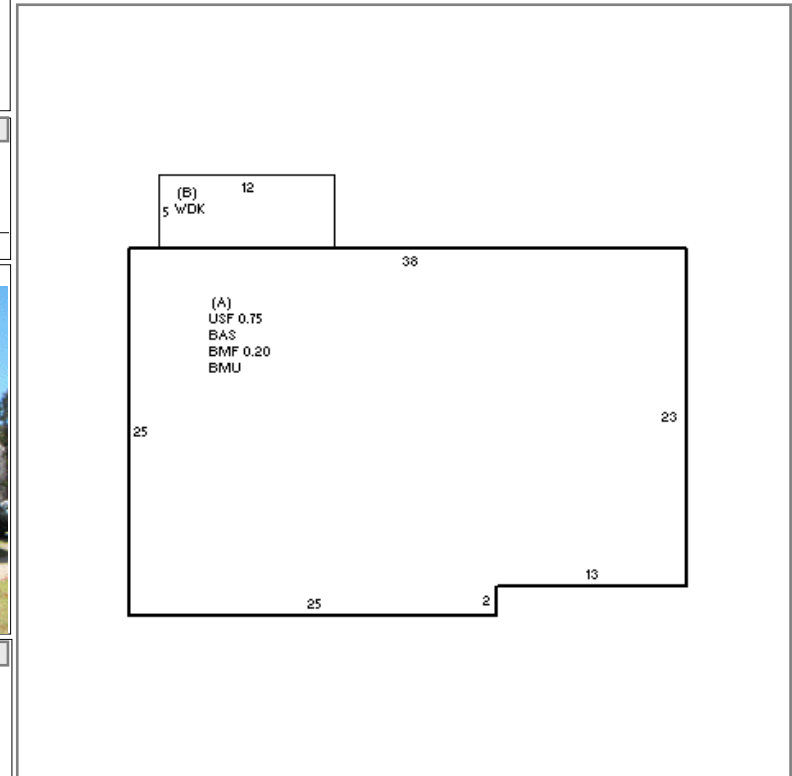
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,805	13	1.00	13E 1.00	A 1.00	252,080	2.15	A 1.00	R06 1.15		258,330

TOTAL	20,805 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	258,300	243,700
St Ind	YANKEE VILLAGE		LAND	363,500	347,600			
Infl	AVERAGE		DETACHED	4,300	4,200			
			OTHER	0	0			
						TOTAL	626,100	595,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	20 0.80	10X12	2007	120	21.39	2,100
DDK	A	1.00	30 0.70	16X16		256	12.50	2,200



BUILDING

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

BLDG COMMENTS
PULL DOWN STAIRS TO ATTIC
BMF=DEN

G

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	454,434															
NET AREA	1,617	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	924		60.18	55,606																	
\$NLA(RCN)	\$281	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	185		41.14	7,611																	
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	924	1994	271.54	250,907																	
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	693	1994	187.53	129,955																	
				FLOOR COVER	3	W/W CARPET	1.00	B	WDK	N	WOOD DECK	60		39.98	2,399																	
				INT FINISH	2	DRYWALL	1.00																									
				HEATING/COOL	2	HOT WATER	1.00																									
				FUEL SOURCE	2	GAS	1.00																									
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