

Key: 5955

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.179

LEG
A
L
L
A
N
D

CURRENT OWNER				PARCEL ID				LOCATION				
YACCARINO LAURA S & YACCARINO NANCY P 514 GREAT FIELDS ROAD BREWSTER, MA 02631				45-20-0				514-524 GREAT FIELDS ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
YACCARINO LAURA S & HATCH-WONG LESLIE M & GRYSHO JOHN M & PETRA R				02/07/2014	QS	579,750	27978-80					
				01/22/2007	O	550,000	21717-214					
				03/03/1998	QS	45,000	11259-176					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,002	12 1.00	A 1.00	A 1.00	219,200	1.31	A 1.00	RM3	1.00		264,560

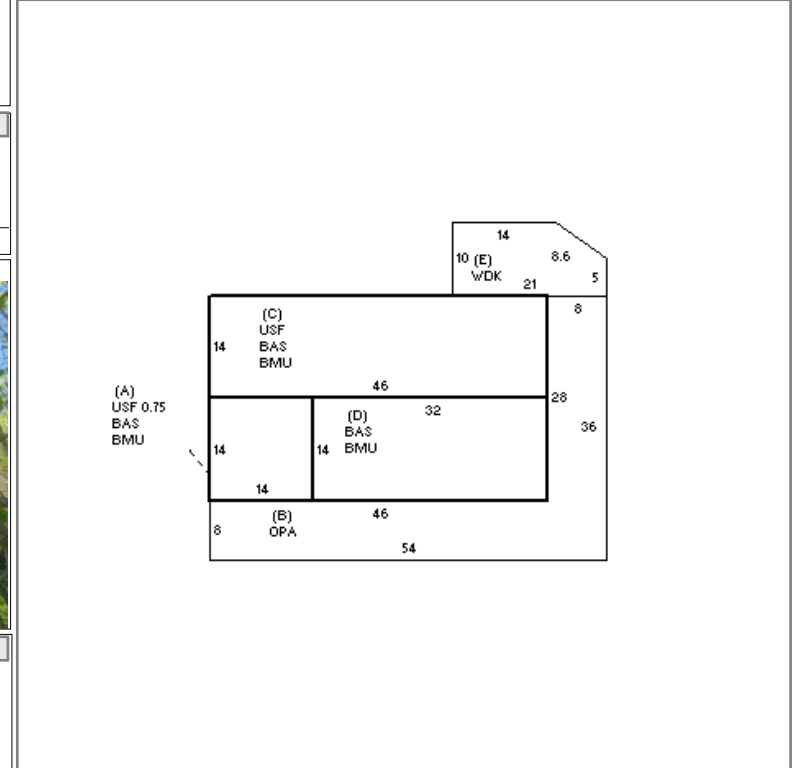
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
999	10/29/2021	7	ALTERATIONS	22,863	05/17/2022	TCK	100	100
514	06/03/2021	7	ALTERATIONS	6,800	05/17/2022	TCK	100	100
335	04/13/2021	1	NEW CONSTRUC	140,000	05/17/2022	TCK	100	100
755	08/24/2016	7	ALTERATIONS	1,050	03/09/2017	NF	100	100
580	07/23/2014	77	SOLAR PANELS	15,500	06/02/2015	MW	100	100

L
A
N
D

TOTAL	40,002 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E				LAND	264,600	249,600
St Ind	AVERAGE		BUILDING	652,000	623,300			
Infl	AVERAGE		DETACHED	1,500	1,500			
			OTHER	334,500	317,200			
						TOTAL	1,252,600	1,191,600

D
E
T
A
C
H
E
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60	10X12	2001	120	21.39	1,500



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	10/8/2008	SAL
MODEL	1		RESIDENTIAL	LIST	10/8/2008	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/27/2022	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
HOUSE #514 & GARAGE WITH APT IS #524 PER FIREMAN GLENN 12/13/02 CC - LOG EXTERIOR

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	795,128		
NET AREA	2,079	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,288		72.76	93,715	CONDITION ELEM	CD		
\$NLA(RCN)	\$382	OVERALL	1.030	EXT COVER	14	OTHER	1.00	+	BAS	L	BASE AREA	1,288	1998	330.06	425,122	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	791	1998	246.17	194,723	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	656		66.95	43,919	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	E	WDK	N	WOOD DECK	193		52.49	10,131	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		13,592.20	13,592	HEAT/ELEC	A		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1998 / 25
																		COND	18 18 %
																		FUNC	0
																		ECON	0
																		DEPR	18 % GD 82
																		RCNLD	\$652,000

Key: 5955

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.180

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
YACCARINO LAURA S & YACCARINO NANCY P 514 GREAT FIELDS ROAD BREWSTER, MA 02631				45-20-0				514-524 GREAT FIELDS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

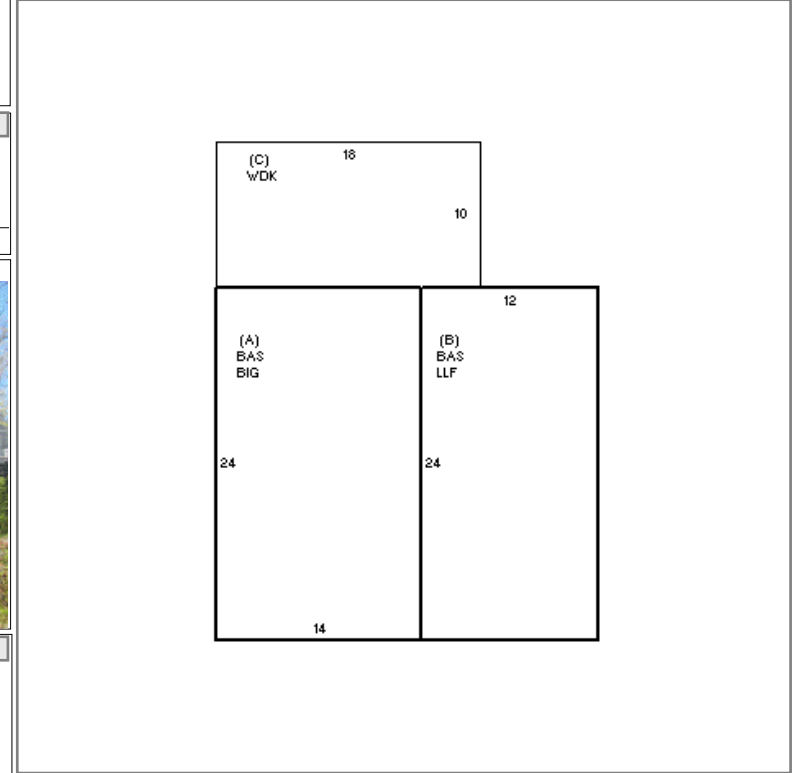
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	199,000	
St Ind					
Infl					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/18/2022
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/8/2008	SAL
MODEL	1		RESIDENTIAL	LIST	10/8/2008	EST
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	5/27/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	228,787		
NET AREA	912	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	336		49.32	16,570	CONDITION ELEM	CD		
\$NLA(RCN)	\$251	OVERALL	0.910	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	336	2007	264.69	88,936	EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	288	2007	128.75	37,079	INTERIOR	A	
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	288	2007	264.69	76,232	KITCHEN	A		
ROOMS	3	1.00		FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	180		35.67	6,421	BATHS	A		
BEDROOMS	1	1.00		INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
BATHROOMS	1	1.00		HEATING/COOL	15	HTWT+DCTLS AC	1.01												
FIXTURES	3	\$3,549		FUEL SOURCE	2	GAS	1.00												
GARAGE SPACES	1	1.00																	
% BSMT FIN	100	1.00																	
# 1/2 BATHS	0	1.00																	
# OF UNITS	1	1.00																	
																EFF.YR/AGE	2007 / 16		
																COND	13 13 %		
																FUNC	0		
																ECON	0		
																DEPR	13	% GD	87
																RCNLD	\$199,000		

Key: 5955

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.181

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
YACCARINO LAURA S & YACCARINO NANCY P 514 GREAT FIELDS ROAD BREWSTER, MA 02631				45-20-0				514-524 GREAT FIELDS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

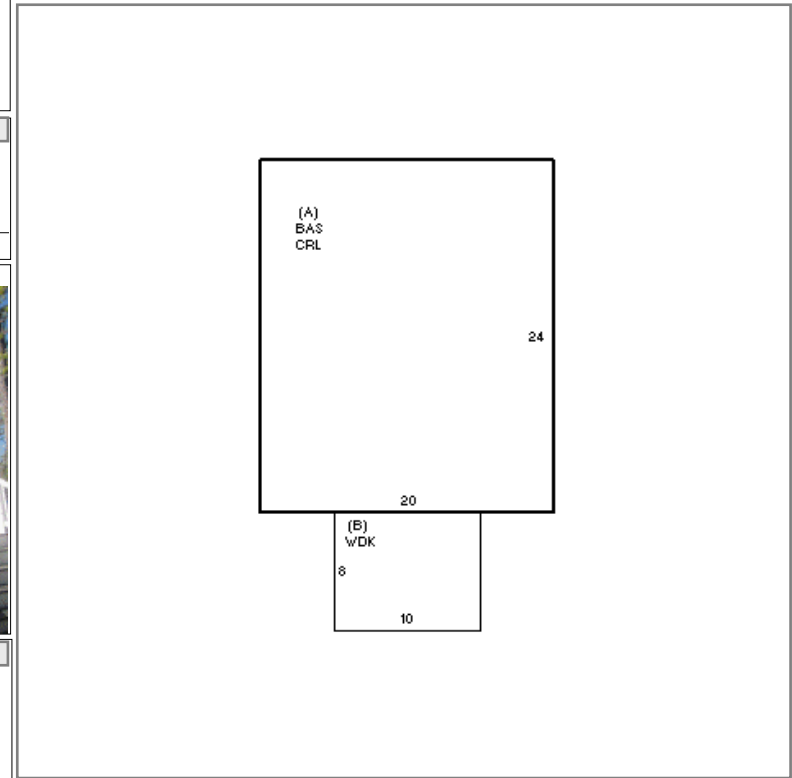
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	--------	------	----------	-----	------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	135,500	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BLDG COMMENTS
STUDIO - INTERIOR ESTIMATED (5/17/22)



BUILDING	CD	ADJ	DESC	MEASURE	5/17/2022	TCK
MODEL	1		RESIDENTIAL	LIST	5/17/2022	EST
STYLE	18	0.90	DETACHED [100%]	REVIEW	5/27/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	138,315	
NET AREA	480	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	CRL	N	BSMT CRAWL	480		25.51	12,243	CONDITION ELEM	CD	
\$NLA(RCN)	\$288	OVERALL	0.840	EXT COVER	10	VERT BOARD	0.98	A	BAS	L	BASE AREA	480	2021	252.61	121,254	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	80		32.93	2,634	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00									KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	A	
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A	
				HEATING/COOL	14	ELECT BB+AC	1.01											
				FUEL SOURCE	3	ELECTRIC	0.95											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		1	1.00															
BEDROOMS		0	1.00															
BATHROOMS		0	1.00															
FIXTURES		2	\$2,184															
GARAGE SPACES		0	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		1	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE 2021 / 2																		
COND 2 2 %																		
FUNC 0																		
ECON 0																		
DEPR 2 % GD 98																		
RCNLD \$135,500																		