Key: 7407

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,640

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WALL JUSTIN 240 YANKEE DRIVE BREWSTER, MA 02631	84-62-0	1261 LONG POND ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WALL JUSTIN	08/07/2009	U	193,500	(189237)
ELLIS SCOTT L & SHIRLEY J	05/01/1989	XX	1	(117426)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

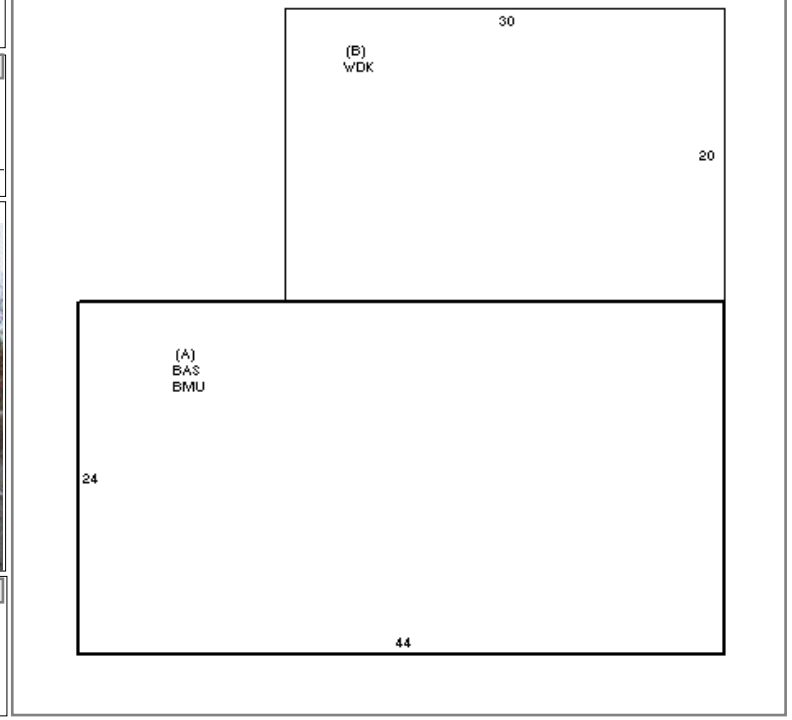
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
863	12/02/2020	1	NEW CONSTRUC	50,000	01/28/2021	TCK	100	100
840	10/23/2017	3	OUT BUILDING	300	07/03/2018	MR	100	100
842	10/23/2017	3	OUT BUILDING	300	07/03/2018	MR	100	100
206	04/27/2004	2	ADD	800	04/13/2005	JB	100	100
		12	CYCLICAL NON		03/11/2003	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,262	13 1.00	A 1.00	A 1.00	197,280	1.31	A 1.00	RM2 0.90			238,610

TOTAL	40,262 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	238,600	225,100
BUILDING	273,000	257,800
DETACHED	2,800	2,800
OTHER	0	0
TOTAL	**514,400**	**485,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A 1.00	30 0.70			1	4,058.10	2,800

PHOTO 01/28/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/28/2021	TCK
LIST	1/28/2021	EST
REVIEW	2/2/2021	MR

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,056	DETAIL ADJ	1.000
$NLA(RCN)	$336	OVERALL	0.960

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,488
GARAGE SPACES	0	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	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,056		54.20	57,240
A	BAS	L	BASE AREA	1,056	1983	250.84	264,885
B	WDK	N	WOOD DECK	600		37.63	22,579
	ODS	O	OUTDOOR SHOWER	1		2,318.40	2,318

TOTAL RCN	354,511
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1987 / 36	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$273,000