

Key: 7606

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.831

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER			PARCEL ID			LOCATION		
YAKIMCHUK CHARLES J 43 THOUSAND OAKS DRIVE BREWSTER, MA 02631			107-23-0			43 THOUSAND OAKS DRIVE		
TRANSFER HISTORY			DOS	T	SALE PRICE		BK-PG (Cert)	
YAKIMCHUK CHARLES J			02/13/2020	DC	(71827)		(71827)	
YAKIMCHUK CHARLES J & RIT			09/16/1977	XX	37,000		(71827)	

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	%
174	03/03/2017	7	ALTERATIONS	8,000	05/22/2018	NF	100	100
		12	CYCLICAL NON		05/06/2013	SF	100	100

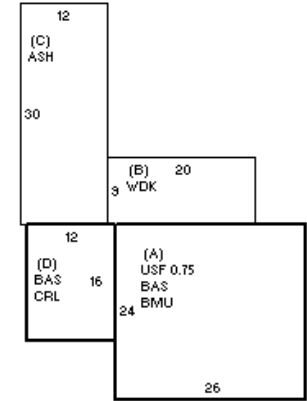
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	26,987	13	1.00	A	1.00	A	1.00	219,200	1.75	A	1.00	R02	1.00					237,420

TOTAL	26,987 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	237,400	224,000			
St Ind	AVERAGE		BUILDING	290,300	278,000			
Infl	AVERAGE		DETACHED	16,600	16,400			
			OTHER	0	0			
TOTAL			544,300	518,400				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	G	1.20	10 0.90		288	64.13	16,600



BLDG COMMENTS
INFO @ DOOR (12/31/20)



BUILDING	CD	ADJ	DESC	MEASURE	12/31/2020	TCK
MODEL	1		RESIDENTIAL	LIST	5/6/2013	SF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	2/16/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,284	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	624		65.42	40,822
\$NLA(RCN)	\$318	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	816	1976	289.88	236,545
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	468	1976	195.01	91,265
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	180		41.16	7,409
				FLOOR COVER	3	W/W CARPET	1.00	C	ASH	N	ATT SHED	360		25.65	9,234
				INT FINISH	2	DRYWALL	1.00	D	CRL	N	BSMT CRAWL	192		31.88	6,122
				HEATING/COOL	2	HOT WATER	1.00		F21	O	FPL 2S 1OP	1		10,658.60	10,659
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	408,880
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1976 / 47
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$290,300