

Key: 964

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.072

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
YUAN FRANCES T H TRUSTEE C/O YUAN FRANCES T H & ROBIN T W TRUSTEE 182 ORCHARD STREET BELMONT, MA 02478		115-13-0		224 CROSBY LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
YUAN FRANCES T H & ROBIN		01/31/2024	F	1 (235054)	
YUAN FRANCES T H TRUSTEE		12/15/2008	F	1 (187534)	
YUAN ROBERT H P & GRACE C		07/09/1991	QS	300,000 (123836)	

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 %
23-904	10/17/2023	7	ALTERATIONS	235,352	05/02/2024	NF	60 80
124	03/04/2015	3	OUT BUILDING	6,884	04/18/2016	WFF	100 100
295	04/14/2014	7	ALTERATIONS	13,600	06/22/2015	MW	100 100
145	03/03/2014	7	ALTERATIONS	70,000	06/22/2015	MW	100 100
24	01/10/2014	6	DEMO	20,000	06/22/2015	MW	100 100

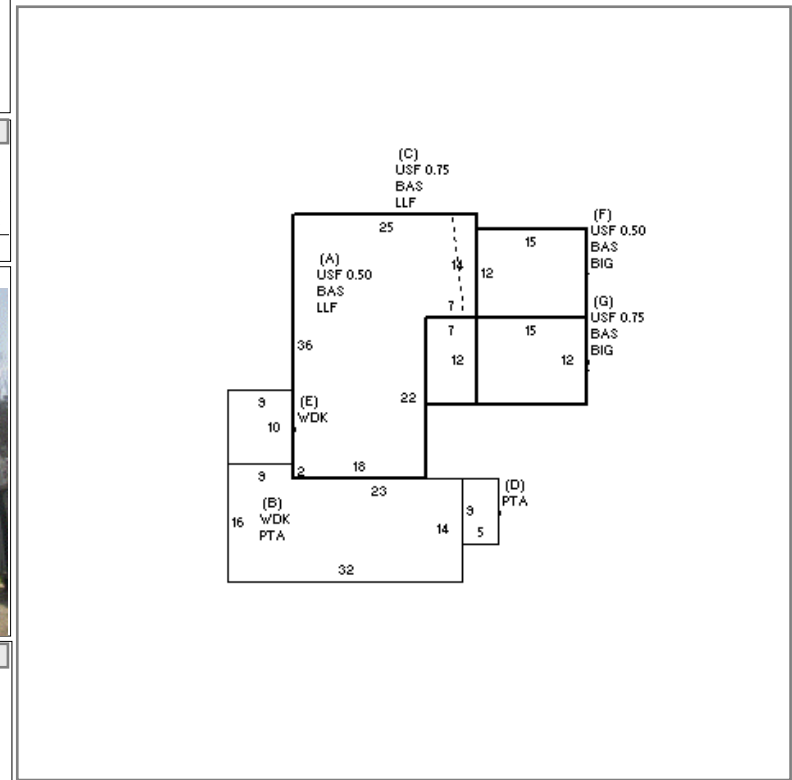
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,650 8	1.00 8-C	1.00 A	1.00	876,800	1.82	A	1.00	BA+	4.00	939,300

TOTAL	25,650 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE	LAND	939,300	886,200			
St Ind	HILLBOURNE		BUILDING	544,500	466,800			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
			TOTAL	1,486,100	1,355,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	10X12	2015	120	21.39	2,300



BLDG COMMENTS
 BMF= FAM RM, 2 ADDITIONAL SMALLER RMS(WORKSHOP & STORAGE) PER PLANS
 6/28/2024



BUILDING	CD	ADJ	DESC	MEASURE	2/2/2021	NF
MODEL	1		RESIDENTIAL	LIST	7/12/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	5/21/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,681	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOWER LEVEL FIN	830	1980	142.83	118,545	
\$NLA(RCN)	\$254	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,190	1980	284.79	338,896	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	661	1980	206.22	136,310
STORIES	1.5	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	466			14.27	6,649	
ROOMS	5	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	556			43.97	24,447	
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	45			25.85	1,163	
BATHROOMS	2	1.00	HEATING/COOL	15	HTWT+DCTLS AC	1.01	F	BIG	N	BUILT-IN GARAGE	180			64.51	11,612	
FIXTURES	6	\$8,837	FUEL SOURCE	2	GAS	1.00	G	BIG	N	BUILT-IN GARAGE	180			64.51	11,612	
GARAGE SPACES	1	1.00												4,988.10	4,988	
% BSMT FIN	0	1.00												11,386.10	11,386	
# 1/2 BATHS	0	1.00												3,506.30	3,506	
# OF UNITS	1	1.00												2,708.80	2,709	

TOTAL RCN	680,659
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1999 / 24
COND	17 17 %
FUNC	3 UC
ECON	0
DEPR	20 % GD 80
RCNLD	\$544,500