

Key: 263

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 275

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION		
SHAPIRO DANIEL & RUTH E TRUSTEES SHAPIRO NORTH REALTY TRUST 4 SMITH ROAD NORTHBOROUGH, MA 01532		57-3-263		30 WHEELER DRIVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
SHAPIRO DANIEL & RUTH E T		01/10/1996	F	100	(C148-13)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-289	05/01/2024	7	ALTERATIONS	7,000			0	0

LAND

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

TOTAL	SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
		BAY VIEW				LAND	0	0
		NOTE				BUILDING	1,385,200	1,307,600
			DETACHED	6,200	6,100			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,391,400</b>	<b>1,313,700</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 10 0.90	12X22	1982	164	41.79	6,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/9/2008	SAM
MODEL	10		CONDO RES	LIST	12/9/2008	EST
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	5/17/2009	SAM
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS  
SF PER CONDO DOCS

BUILDING

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,592,156
NET AREA	1,930	DETAIL ADJ	3.366	COMPLEX	4	SEARS POINT	2.00		BAS	L	BASE AREA	1,930	1982	815.83	1,574,556		
\$NLA(RCN)	\$825	OVERALL	1.000	STYLE	16	04-REDWING	1.65										
				VIEW/LOC	1	NONE	1.00										
				HVAC	8	HEAT PUMP	1.02										
				END/MIDDLE	2	MIDDLE	1.00										
CAPACITY		UNITS	ADJ														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHS		3	1.00														
HALF BATHS		1	1.00														
FIREPLACES		1	\$3,300														
% COMMON OWNER		0	1.00														
FIXTURES		11	\$14,300														
																CONDITION ELEM	CD
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																EXTERIOR	A
																EFF.YR/AGE	1982 / 41
																COND	13 13 %
																FUNC	0
																ECON	0
																DEPR	13 % GD 87
																RCNLD	\$1,385,200