Key: 3073

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,268

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VIOLETTE MICHAEL J & VIOLETTE MARY EILEEN PO BOX 453 BREWSTER, MA 02631	76-49-0	47 LEONA TERRACE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VIOLETTE MICHAEL J &	08/23/1995	QS	33,333	9810-114

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

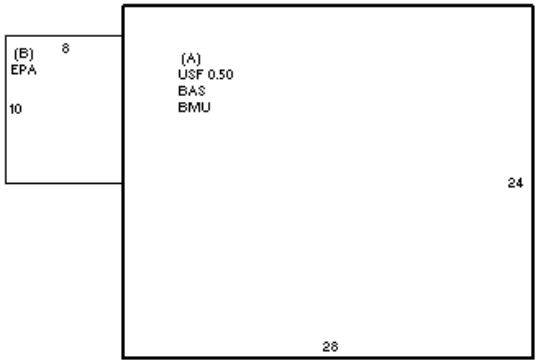
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
487	05/31/2016	7	ALTERATIONS	1,200	03/17/2017	NF	100	100
		12	CYCLICAL NON		05/09/2013	SF	100	100
413	08/19/1996	5	OTHER	6,310	03/07/1997	BC	100	100
267	06/05/1996	5	OTHER	4,700	03/07/1997	BC	100	100
83	03/19/1996	1	NEW CONSTRUC	70,000	03/07/1997	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,184	13 1.00	A 1.00	A 1.00	219,200	2.39	A 1.00	R03 1.00			219,070

TOTAL	18,184 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	219,100	206,700
BUILDING	267,500	255,800
DETACHED	1,300	1,300
OTHER	0	0
TOTAL	**487,900**	**463,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X8		64	22.01	1,300

PHOTO 01/23/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/23/2021	TCK
LIST	1/23/2021	EST
REVIEW	2/1/2021	MR

YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	1,008	DETAIL ADJ	1.000
$NLA(RCN)	$328	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,630
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	672		63.55	42,705
A	BAS	L	BASE AREA	672	1996	296.69	199,374
A	USF	L	UPPER STORY FIN	336	1996	189.44	63,651
B	EPA	N	ENCLOSED PORCH	80		94.43	7,554
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	330,269

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1996 / 27	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$267,500