

Key: 3231

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.428

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
UMBEL NANCY E 41 WOODVIEW DRIVE BREWSTER, MA 02631		76-34-3231	41 WOODVIEW DRIVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
UMBEL NANCY E		08/30/2019	QS	239,000	32260-347	
FOREMAN MICHELLE G		09/22/2005	QS	260,000	20285-238	
NORRIS MATTHEW D & CAROLY		07/01/2004	QS	240,000	18787-035	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1020	100	CONDOMINIUM				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-862	08/01/2023	7	ALTERATIONS	3,000	05/13/2024	TCK	100 100
769	09/03/2019	7	ALTERATIONS	3,000	07/16/2020	NF	100 100
	08/30/2019	15	SALE REVIEW	239,000	06/17/2020	JMG	100 100

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

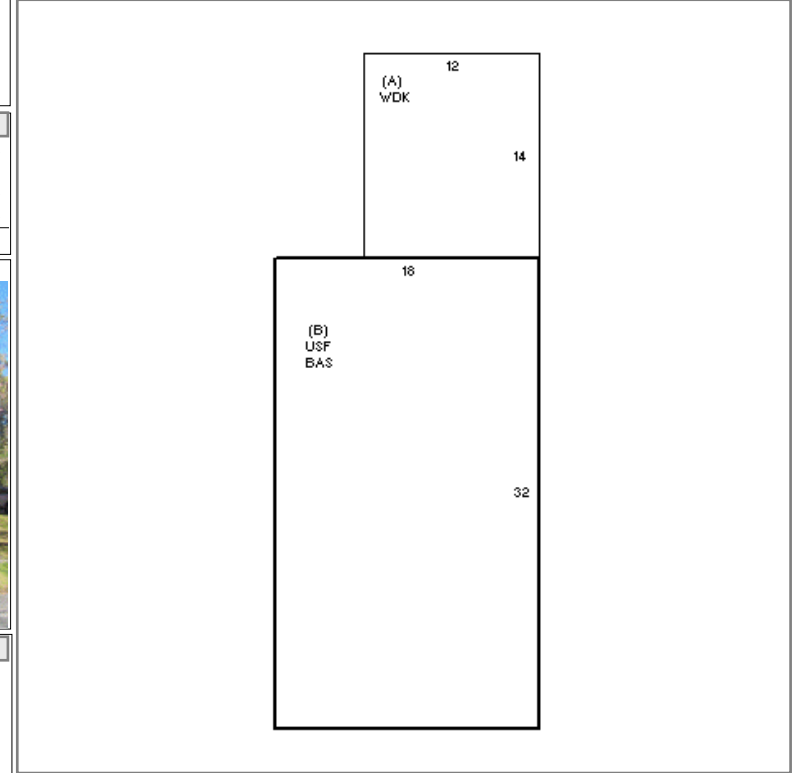
TOTAL	SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
St Ind			BUILDING	370,700	305,500			
Infl			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	370,700	305,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/13/2008	SAL
MODEL	10		CONDO RES	LIST	3/28/2008	SAL
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	6/3/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,152	DETAIL ADJ	1.400	COMPLEX	2	OAKWOOD	1.40	A	WDK	N	WOOD DECK	168		33.90	5,695
\$NLA(RCN)	\$370	OVERALL	1.000	STYLE	23	02-OAKWOOD	1.00	B	BAS	L	BASE AREA	576	1983	356.41	205,293
				VIEW/LOC	1	NONE	1.00	B	USF	L	UPPER STORY	576	1983	356.41	205,293
				HVAC	5	ELECTRIC BB	1.00								
				END/MIDDLE	1	END	1.00								



CAPACITY		UNITS	ADJ
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHS	1	1.00	
HALF BATHS	1	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	4.1	1.00	
FIXTURES	5	\$6,500	

TOTAL RCN	426.081
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	1983 / 40
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$370,700