

Key: 3233

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.430

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
ZOU CHANG TING 48 WOODVIEW DRIVE BREWSTER, MA 02631		76-34-3233	48 WOODVIEW DRIVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ZOU CHANG TING		02/12/2019	U	210,000	31831-171
STEFANI PAUL & ROBERT J		02/12/2019	J	1 31831-166	
STEFANI PAUL &		10/19/2018	J	1 31606-176	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
765	02/12/2019	15	SALE REVIEW	210,000	02/04/2020	JMG	100	100
	10/09/2012	7	ALTERATIONS	14,000	02/05/2013	SF	100	100

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
						LAND	0	0
						BUILDING	415,100	341,300
						DETACHED	0	0
						OTHER	0	0
						TOTAL	415,100	341,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/13/2008	SAL
MODEL	10		CONDO RES	LIST	3/13/2008	EST
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	7/16/2008	SEJ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BUILDING

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,296	DETAIL ADJ	1.400
\$NLA(RCN)	\$360	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	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	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	2	OAKWOOD	1.40
STYLE	23	02-OAKWOOD	1.00
VIEW/LOC	1	NONE	1.00
HVAC	5	ELECTRIC BB	1.00
END/MIDDLE	2	MIDDLE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	PTA	N	PATIO	81		12.90	1,045
B	BAS	L	BASE AREA	576	1983	351.53	202,481
B	USF	L	UPPER STORY	720	1983	351.53	253,102

TOTAL RCN	466,428
CONDITION ELEM	CD
INTERIOR	G
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	1987 / 36
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$415,100

(A) 3
PTA
3

18

(B)
USF 0.25
USF
BAS

32