

Key: 3234

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.431

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| AVELLAR MARY F 50 WOODVIEW DRIVE BREWSTER, MA 02631 | | | | | | 76-34-3234 | | | | 50 WOODVIEW DRIVE | | | |
| TRANSFER HISTORY | | | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| AVELLAR MARY F | | | | | | 09/10/2015 | F | 48,750 | 29130-56 | | | | |
| AVELLAR SHEILA M | | | | | | 08/05/1999 | A | 1 | 12458-081 | | | | |
| AVELLAR ELLEN M | | | | | | 03/13/1997 | QS | 88,000 | 10650-212 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | | BN ID | BN | CARD | |
|--------|--------|-------------|------|--------|------|-------|-----|--------|--|
| 1020 | 100 | CONDOMINIUM | | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % | |
| | | | | | | | | | |

| TOTAL | SF | ZONING | RL | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|----|--------|----|------|---|--------------|----------------|----------------|
| | | | | | | LAND | 0 | 0 |
| | | | | | | BUILDING | 404,000 | 331,800 |
| | | | | | | DETACHED | 0 | 0 |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 404,000 | 331,800 |

| 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%] | | | |

| BLDG COMMENTS |
|---------------|
| |

(A) 16
PTA

11

18

(B) 32
USF 0.25
USF
BAS

| YEAR BLT | 1983 | SIZE ADJ | 1.000 |
|----------------|-------|------------|-------|
| NET AREA | 1,296 | DETAIL ADJ | 1.400 |
| \$NLA(RCN) | \$358 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 2 | 1.00 | |
| BATHS | 1 | 1.00 | |
| HALF BATHS | 1 | 1.00 | |
| FIREPLACES | 0 | .00 | |
| % COMMON OWNER | 4.1 | 1.00 | |
| FIXTURES | 5 | \$6,500 | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|----|-------------|------|---|-----|---|-------------|-------|------|-----------|---------|
| COMPLEX | 2 | OAKWOOD | 1.40 | A | PTA | N | PATIO | 176 | | 12.90 | 2,270 |
| STYLE | 23 | 02-OAKWOOD | 1.00 | B | BAS | L | BASE AREA | 576 | 1983 | 351.53 | 202,481 |
| VIEW/LOC | 1 | NONE | 1.00 | B | USF | L | UPPER STORY | 720 | 1983 | 351.53 | 253,102 |
| HVAC | 5 | ELECTRIC BB | 1.00 | | | | | | | | |
| END/MIDDLE | 2 | MIDDLE | 1.00 | | | | | | | | |

| TOTAL RCN | 464,353 |
|----------------|------------|
| 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 | \$404,000 |