

Key: 3244

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.441

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION				
MACDONALD CATHERINE T R & RODERICK A TRUSTEES 74 WOODVIEW DRIVE REALTY TRUST		76-34-3244	74 WOODVIEW DRIVE				
74 WOODVIEW DRIVE BREWSTER, MA 02631		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		MACDONALD CATHERINE T R & MACDONALD RODERICK A & MORRISON JOHN J & IRENE E	01/26/2017	F		30260-69	
			09/08/2009	QS		235,000	24018-256
			09/07/1984	XX		79,125	4240-286

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-696	05/25/2023	7	ALTERATIONS	4,000	05/13/2024	TCK	100	100
86	02/04/2020	7	ALTERATIONS	2,000	12/11/2020	NF	100	100
432	05/22/2013	7	ALTERATIONS	9,000	08/04/2014	RJM	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
						LAND	0	0
						BUILDING	450,500	373,700
						DETACHED	0	0
						OTHER	0	0
						<b>TOTAL</b>	<b>450,500</b>	<b>373,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

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	6/3/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

(B) PTA 16

11

18

(A) USF 0.25  
USF  
BAS  
BMU

32

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,296	DETAIL ADJ	1.400	COMPLEX	2	OAKWOOD	1.40	A	BMU	N	BSMT UNF	576		47.60	27,418
\$NLA(RCN)	\$382	OVERALL	1.000	STYLE	23	02-OAKWOOD	1.00	A	BAS	L	BASE AREA	576	1983	351.53	202,481
				VIEW/LOC	1	NONE	1.00	+	USF	L	UPPER STORY	720	1983	351.53	253,102
				HVAC	5	ELECTRIC BB	1.00	B	PTA	N	PATIO	176		12.90	2,270
				END/MIDDLE	2	MIDDLE	1.00								

TOTAL RCN	495,071
CONDITION ELEM	CD
INTERIOR	G
KITCHEN	A
BATHS	G
EXTERIOR	A
EFF.YR/AGE	1994 / 29
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$450,500