

Key: 3247

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.444

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
COBBAN DONALD F 8 CARLE ROAD WOLLASTON, MA 02170		76-34-3247	81 WOODVIEW DRIVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
COBBAN DONALD F		05/01/2004	DC	4277-17	
COBBAN DONALD F & DAVID C		10/05/1984	XX	75,950	4277-17

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
606	07/11/2016	7	ALTERATIONS	7,000	04/28/2017	NF	100	100
468	08/14/1995	5	OTHER	2,000			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	458,600	377,500			
Infl			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	458,600	377,500

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	6/8/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,296	DETAIL ADJ	1.400
\$NLA(RCN)	\$407	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	1.25	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	WDK	N	WOOD DECK	180		33.90	6,102
B	LLU	N	LOWER LEVEL UNF	576		122.58	70,604
B	BAS	L	BASE AREA	576	1983	340.02	195,852
B	USF	L	UPPER STORY	720	1983	340.02	244,815

TOTAL RCN	527,173
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	\$458,600

