

Key: 3255

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.452

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HAYNES LARISSA L. 94 WOODVIEW DRIVE BREWSTER, MA 02631				76-34-3255				94 WOODVIEW DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAYNES LARISSA L.				12/27/2019	QS	245,000	32582-318				
FLYNN STEVEN M				10/01/2015	O	130,000	29176-226				
FRIZZELL ROSEMARY T				10/23/1985	XX		4767-313				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	12/27/2019	16	MLS REVIEW	245,000	07/30/2020	JMG	100	100
	06/09/2016	5	OTHER		04/28/2017	NF	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	384,400	316,200
						DETACHED	0	0
						OTHER	0	0
						TOTAL	384,400	316,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

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	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	422.373
NET AREA	1,152	DETAIL ADJ	1.400	COMPLEX	2	OAKWOOD	1.40	A	BAS	L	BASE AREA	576	1983	356.41	205,293	CONDITION ELEM	CD
\$NLA(RCN)	\$367	OVERALL	1.000	STYLE	23	02-OAKWOOD	1.00	A	USF	L	UPPER STORY	576	1983	356.41	205,293	INTERIOR	A
CAPACITY				UNITS	ADJ	VIEW/LOC	1.00	B	PTA	N	PATIO	154		12.90	1,987	KITCHEN	G
ROOMS	4	1.00	HVAC	5	1.00	HVAC	1.00									BATHS	G
BEDROOMS	2	1.00	END/MIDDLE	2	1.00	END/MIDDLE	1.00									EXTERIOR	A
BATHS	1	1.00															
HALF BATHS	1	1.00															
FIREPLACES	1	\$3,300															
% COMMON OWNER	1.85	1.00															
FIXTURES	5	\$6,500															
																EFF.YR/AGE	1994 / 29
																COND	9 9 %
																FUNC	0
																ECON	0
																DEPR	9 % GD 91
																RCNLD	\$384,400

