

Key: 3261

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.458

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
102 BREWSTER LLC 13 POWERS ROAD MENDON, MA 01756		76-34-3261	102 WOODVIEW DRIVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
102 BREWSTER LLC		05/18/2023	B	1	35791-259
MACDONALD IAN & MACDONALD		05/18/2023	H		35791-257
ENGLISH MARTHA		08/08/2000	QS	139,900	13171-340

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1245	12/12/2023	7	ALTERATIONS	11,000	05/13/2024	TCK	100	100
939	12/06/2022	7	ALTERATIONS	11,000	03/15/2023	TCK	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

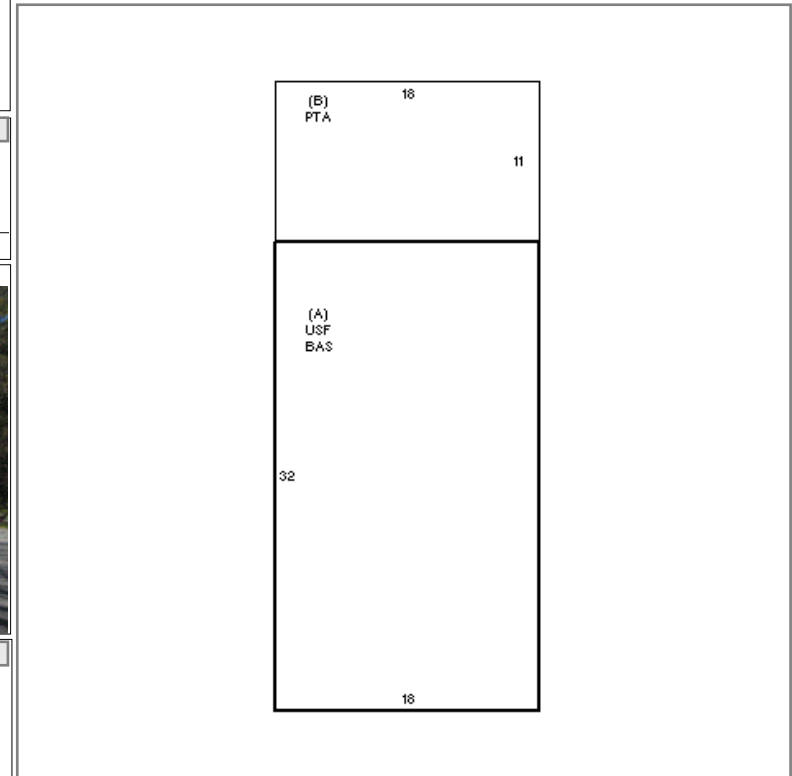
TOTAL	SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
St Ind			BUILDING	368,000	302,900			
Infl			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	368,000	302,900

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%]			



YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,152	DETAIL ADJ	1.400
\$NLA(RCN)	\$367	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHS	1	1.00	
HALF BATHS	1	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	1.85	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	BAS	L	BASE AREA	576	1983	356.41	205,293
STYLE	23	02-OAKWOOD	1.00	A	USF	L	UPPER STORY	576	1983	356.41	205,293
VIEW/LOC	1	NONE	1.00	B	PTA	N	PATIO	198		12.90	2,554
HVAC	5	ELECTRIC BB	1.00								
END/MIDDLE	1	END	1.00								

TOTAL RCN	422,940
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	\$368,000