

Key: 190

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 202

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
COSTELLO CATHERINE C TRUSTEE DONALD J COBURN 1997 REV TR 158 OAKLAND PARK COLUMBUS, OH 43214		50-80-0		21 GRAHAM ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
COSTELLO CATHERINE C TRUS DONALD J COBURN		07/16/1997 10/06/1989	F A	100 100	10853-083 N/A-N/A

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-1085	12/06/2023	2	ADD	157,000	04/23/2024	NF	60 20
201	03/07/2019	7	ALTERATIONS	3,000	07/06/2020	NF	100 100
291	05/20/2008	7	ALTERATIONS	10,000	03/09/2009	JH	100 100
NP		12	CYCLICAL NON		08/30/2007	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,000 3	1.00 3A	1.00 A	1.00	767,200	6.41	A	1.00	BAV	3.50	677,820

TOTAL	6,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE				LAND	677,800	639,500
St Ind	BREWSTER PARK		LAND	155,800	134,500			
Infl	AVERAGE		DETACHED	3,600	3,600			
			OTHER	0	0			
						TOTAL	837,200	777,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 40 0.60	9X20		180	33.43	3,600



BLDG COMMENTS
INTERIOR ESTIMATED PER PLANS 6/28/2024

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/10/2018	NF
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/18/2024	EMZ
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,180	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	500	1920	274.87	137,436
\$NLA(RCN)	\$259	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	300	1927	175.51	52,653
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	160		72.27	11,563
				ROOF COVER	1	ASPH/CMP SH	1.00	B	USF	L	UPPER STORY FIN	160	1920	175.51	28,082
				FLOOR COVER	3	W/W CARPET	1.00	C	PTA	N	PATIO	195		14.27	2,783
				INT FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	108		15.02	1,623
				HEATING/COOL	1	FORCED AIR	1.00	F	BAS	L	BASE AREA	220	2023	274.87	60,472
				FUEL SOURCE	2	GAS	1.00	MST	O		MAS/METAL STACK	1		4,750.50	4,751

TOTAL RCN	305,503	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	G
		KITCHEN	A
		BATHS	V
		HEAT/ELEC	A
EFF.YR/AGE		1965 / 58	
COND	34	34 %	
FUNC	15	UC	
ECON	0		
DEPR	49	% GD	51
RCNLD	\$155,800		

