

Key: 197

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 210

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KIP COTTAGE LLC 245 ACADEMY WOODS ROAD GAHANNA, OH 43230				50-73-0				68 HINCKLEY ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KIP COTTAGE LLC				07/25/2016	F	29817-153					
KIP NICHOLAS H & KIP STEP				07/23/2010	F	26520-198					
KIP STEPHANIE JANE ETAL				10/14/2009	A	24093-39					

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	%
331	04/25/2014	7	ALTERATIONS	1,000	06/17/2015	MW	100	100
662	09/21/2006	7	ALTERATIONS	3,000	07/06/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,850 3	1.00 3A	1.00 A	1.00	767,200	6.58	A	1.00	BAV	3.50	677,460

TOTAL	5,850 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE	LAND	677,500	639,100	BUILDING	109,000	102,900
St Ind	BREWSTER PARK		DETACHED	4,900	4,800	OTHER	0	0
Infl	AVERAGE		TOTAL	791,400	746,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 30 0.70	10X21		210	33.11	4,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/23/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/23/2018	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	12/20/2019	MR
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	770	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	470	1930	243.59	114,488
\$NLA(RCN)	\$236	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	300	1930	150.44	45,131
CAPACITY			UNITS	ADJ	ROOF SHAPE	6	SALTBOX	1.00	+	OPA	N	OPEN PORCH	215	40.50	8,708
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	F21	O	FPL 2S 1OP			1		8,222.30	8,222
ROOMS	5	1.00	FLOOR COVER	2	SOFTWOOD	1.00	ODS	O	OUTDOOR SHOWER			1		1,956.20	1,956
BEDROOMS	3	1.00	INT FINISH	3	WD PANEL	1.00									
BATHROOMS	1	1.00	HEATING/COOL	13	NONE	0.90									
FIXTURES	3	\$3,159	FUEL SOURCE	8	NONE	0.95									
GARAGE SPACES	0	1.00													
% BSMT FIN	0	1.00													
# 1/2 BATHS	0	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	181,664
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$109,000

