

Key: 2054

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.206

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| COBURN HOWARD & ANNE 2620 EATON ROAD UNIVERSITY HEIGHTS, OH 44118 | | | | 48-40-0 | | | | 116 FIDDLERS LANE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| COBURN HOWARD & ANNE | | | | 11/30/2021 | QS | 689,000 | 34707-180 | | | | |
| KEZER JAMES W | | | | 08/18/2005 | A | 1 | 20171-151 | | | | |
| KEZER SUZANNE D | | | | 03/26/1985 | XX | 3,000 | 4463-289 | | | | |

| 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 | % |
| 23-611 | 05/02/2023 | 7 | ALTERATIONS | 3,500 | 05/07/2024 | NF | 100 | 100 |
| 674 | 12/31/2008 | 7 | ALTERATIONS | 17,160 | 04/16/2010 | JH | 100 | 100 |
| 624 | 09/14/2006 | 1 | NEW CONSTRUC | 200,000 | 01/30/2009 | JH | 100 | 100 |

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| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|-----|------|-----|-----|------------|-----------|
| 100 | S | 15,900 | 11 | 1.00 | 11A | 1.00 | A | 1.00 | | R06 | 1.25 | 267,880 |

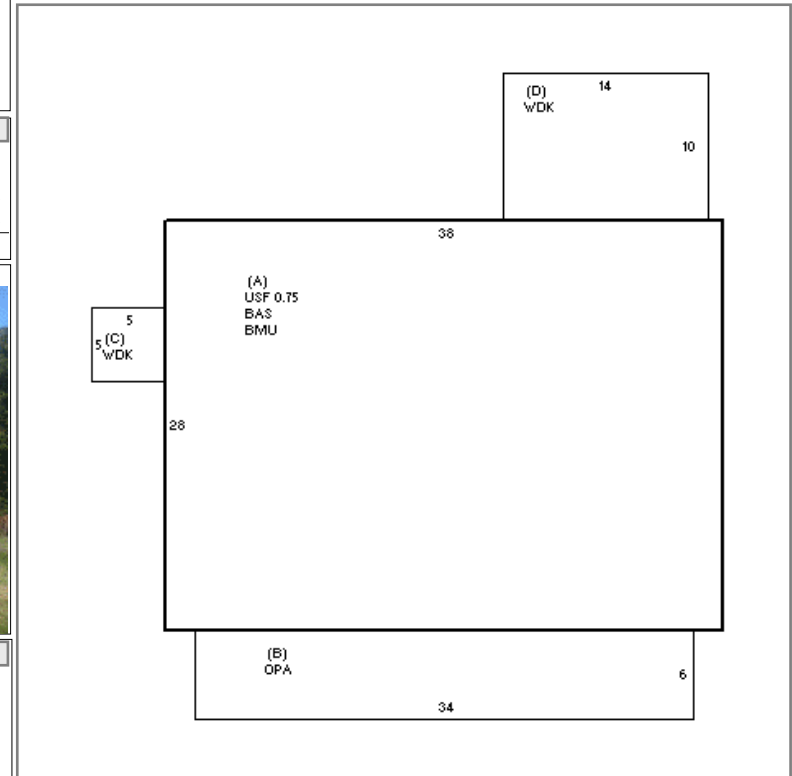
| TOTAL | 15,900 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|---------------|------------------|----------------------------|----------------|----------------|----------|---------|----------|
| Nbhd | NBHD 11 | N O T E | HSE # 116 PER BFD 10/01/08 | | | LAND | 267,900 | 252,700 |
| St Ind | FIDDLERS LANE | | BUILDING | 446,700 | 426,700 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 714,600 | 679,400 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 2/19/2021 | NF |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/19/2009 | JH |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 5/21/2024 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 2006 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 519,454 |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,862 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,064 | | 57.59 | 61,279 | | |
| \$NLA(RCN) | \$279 | OVERALL | 1.020 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 1,064 | 2006 | 266.52 | 283,573 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 798 | 2006 | 187.53 | 149,645 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | B | OPA | N | OPEN PORCH | 204 | | 51.00 | 10,404 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | WDK | N | WOOD DECK | 165 | | 39.98 | 6,597 | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |



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| CAPACITY | UNITS | ADJ |
|---------------|-------|---------|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | \$7,956 |
| GARAGE SPACES | 0 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 2006 / 17 | |
|------------|-----------|---------|
| COND | 14 | 14 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 14 | % GD 86 |
| RCNLD | \$446,700 | |