

Key: 2089

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.241

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|---|----------------------|--------------|
| COLEMAN JAMES B & JULIE F 51 ROBBINS HILL ROAD BREWSTER, MA 02631 | | 49-51-0 | | 51 ROBBINS HILL ROAD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| COLEMAN JAMES B & JULIE F | | 01/24/2022 | F | 99 | 34851-102 |
| COLEMAN JAMES B | | 12/16/2003 | H | 572,300 | 18038-224 |
| SCHROEDER MANFRED F TRUS | | 03/11/2002 | F | | 14912-326 |

| 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 % |
| 907 | 12/03/2012 | 7 | ALTERATIONS | 3,200 | 01/31/2013 | MR | 100 100 |
| NP | | 12 | CYCLICAL NON | | 07/10/2007 | JH | 100 100 |
| | 07/21/2006 | 2 | ADD | 700 | 07/10/2007 | JH | 100 100 |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 18,720 | 2 | 1.00 | A | 1.00 | A | 1.00 | 482,240 | 2.34 | A | 1.00 | R10 | 2.20 | | | 484,640 |

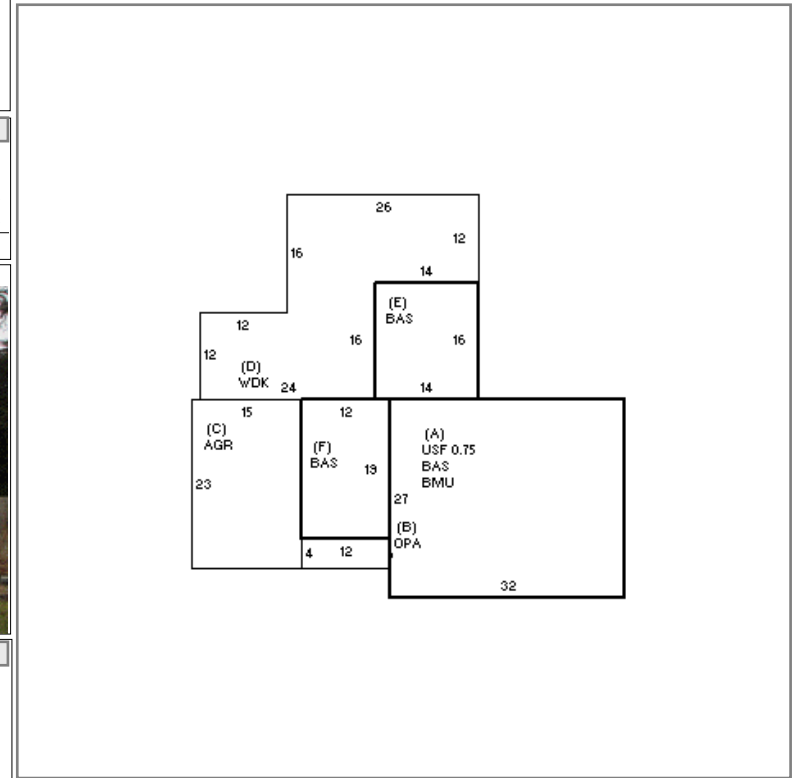
| TOTAL | 18,720 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | NBHD 2 | NOTE | | | | LAND | 484,600 | 457,200 |
| St Ind | AVERAGE | | BUILDING | 443,900 | 425,000 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 928,500 | 882,200 |

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



BLDG COMMENTS

HATCH TO ATTIC



| BUILDING | CD | ADJ | DESC | MEASURE | 3/7/2018 | NF |
|----------|----|------|-----------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/15/2018 | NF |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 12/19/2019 | MR |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1976 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|----------------|-----------------|-------|------|-----------|---------|
| NET AREA | 1,964 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 864 | | 66.20 | 57,195 |
| \$NLA(RCN) | \$318 | OVERALL | 1.020 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | USF | L | UPPER STORY FIN | 648 | 1976 | 206.28 | 133,668 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | OPA | N | OPEN PORCH | 48 | | 56.10 | 2,693 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | C | AGR | N | ATT GARAGE | 345 | | 47.39 | 16,350 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | D | WDK | N | WOOD DECK | 648 | | 43.98 | 28,501 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | + | BAS | L | BASE AREA | 1,316 | 1976 | 276.57 | 363,970 |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | F21 | O | FPL 2S 1OP | 1 | | | 11,389.40 | 11,389 |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | ODS | O | OUTDOOR SHOWER | 1 | | | 2,709.60 | 2,710 |

| TOTAL RCN | 625,228 | CONDITION ELEM | CD |
|------------|---------|----------------|-----------|
| | | EXTERIOR | A |
| | | INTERIOR | A |
| | | KITCHEN | A |
| | | BATHS | A |
| | | HEAT/ELEC | A |
| EFF.YR/AGE | | 1976 / 47 | |
| COND | 29 | 29 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 29 | % GD | 71 |
| RCNLD | | | \$443,900 |