**Key: 2129**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,281

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| KOPLINKA RAYMOND J &<br>KOPLINKA ROSEMARIE T<br>3701 INTERNATIONAL DRIVE<br>#438<br>SILVER SPRING, MD 20906 | 49-15-0 | 223 AMBERGRIS CIRCLE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| KOPLINKA RAYMOND J & | 09/15/1978 | XX | 19,900 | 2784-191 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

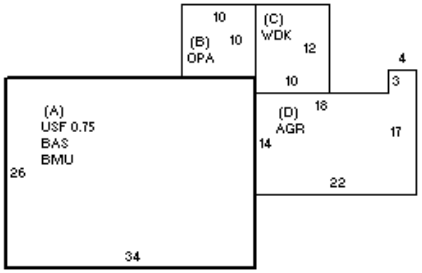
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 70 | 01/31/2020 | 6 | DEMO | 20,000 | 12/15/2020 | NF | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 21,860 | 2 1.00 | 2-A 1.00 | A 1.00 | 767,200 | 2.06 | A 1.00 | R19 3.50 | | | 792,960 |

| TOTAL | 21,860 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 2 | NOTE | | | |
| St Ind | SALTWORKS | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 793,000 | 748,100 |
| BUILDING | 347,200 | 332,500 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **1,140,200** | **1,080,600** |




## DETACHED

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

PHOTO 12/15/2020

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 1.05 | COLONIAL [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 2/22/2018 | NF |
| LIST | 2/22/2018 | EST |
| REVIEW | 1/20/2021 | MR |

| | | | |
|---|---|---|---|
| YEAR BLT | 1978 | SIZE ADJ | 1.000 |
| NET AREA | 1,547 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $312 | OVERALL | 1.050 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $8,190 |
| GARAGE SPACES | 1 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR & WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLE | 1.00 |
| ROOF SHAPE | 6 | SALTBOX | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 |
| FLOOR COVER | 3 | W/W CARPET | 1.00 |
| INT FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOL | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 884 | | 61.95 | 54,764 |
| A | BAS | L | BASE AREA | 884 | 1978 | 289.88 | 256,258 |
| A | USF | L | UPPER STORY FIN | 663 | 1978 | 193.04 | 127,986 |
| B | OPA | N | OPEN PORCH | 100 | | 52.50 | 5,250 |
| C | WDK | N | WOOD DECK | 120 | | 41.16 | 4,939 |
| D | AGR | N | ATT GARAGE | 320 | | 44.35 | 14,192 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,658.60 | 10,659 |

| TOTAL RCN | 482,237 |
|---|---|

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

| EFF.YR/AGE | 1978 / 45 | | |
|---|---|---|---|
| COND | 28 | 28 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 28 | % GD | 72 |
| RCNLD | $347,200 | | |