

Key: 2765

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.931

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
KOBOLD JEFFREY J TRUSTEE FORTUNE'S FURROW NOM TRUST 133 LAKE SHORE DRIVE BREWSTER, MA 02631		47-72-0		79 FORTUNES FURROW WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KOBOLD JEFFREY J TRUSTEE		07/01/2005	A	290,000	20005-106
KOBOLD JEFFREY J & JULIE		05/14/1999	QS	180,000	12268-023
AVELLAR THOMAS D		05/06/1993	P	38,000	8560-122

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 %
758	09/04/2018	7	ALTERATIONS	7,500	07/17/2019	NF	100 100
473	10/18/1993	5	OTHER	6,000			100 100
312	07/23/1993	5	OTHER	4,200			100 100
212	05/21/1993	1	NEW CONSTRUC	100,000	02/01/1994		100 100

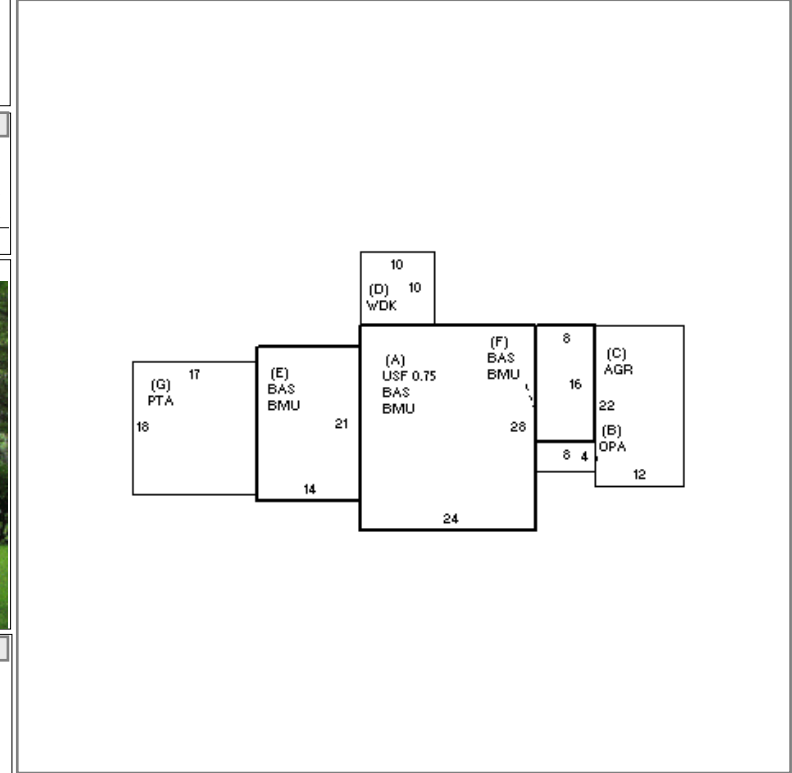
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	56,192	12	1.00	12T	1.00	A	1.00				313,380

TOTAL	1.290 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	313,400	295,700
St Ind	FORTUNES FURROW		BUILDING	522,600	493,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	836,000	789,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/12/2017	NF
MODEL	1		RESIDENTIAL	LIST	9/12/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	7/24/2019	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	593,918
NET AREA	1,598	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,094		69.11	75,608		
\$NLA(RCN)	\$372	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,094	1993	319.82	349,882		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	504	1993	227.33	114,573		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	32		61.20	1,958		
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	264		52.75	13,927		
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	100		47.98	4,798		
				HEATING/COOL	2	HOT WATER	1.00	G	PTA	N	PATIO	306		16.54	5,063		
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		12,424.80	12,425		
									ODS	O	OUTDOOR SHOWER	1		2,956.00	2,956		

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A

EFF.YR/AGE	2009 / 14
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88

RCNLD	\$522,600