

Key: 296

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 308

LEGAL

LAND

DETACHED

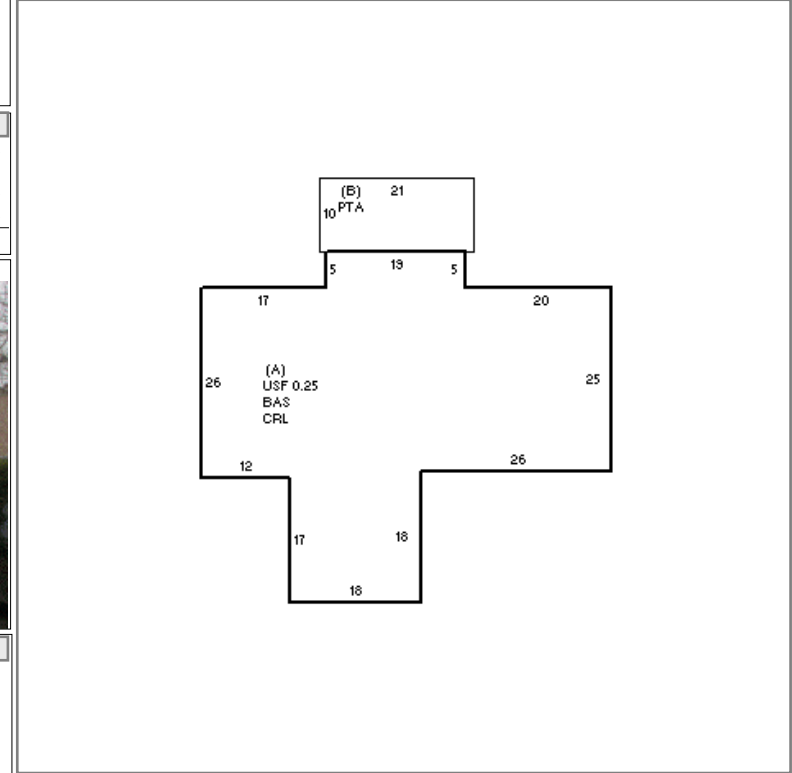
BUILDING

CURRENT OWNER						PARCEL ID				LOCATION					
HANCOCK THOMAS C & STOLLE SHARRON C 26 COCKLE WAY # 46 BREWSTER, MA 02631						57-3-296				26 COCKLE WAY					
						TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
						HANCOCK THOMAS C & STOLLE SHARRON C				05/02/2016	F			(DOC # 1293472)	
				01/05/2004	H			(DOC# 953,888)							
				05/27/1999	H	287,000		(DOC# 767,304)							

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-706	05/30/2023	7	ALTERATIONS	14,500	05/10/2024	NF	100	100
468	06/09/2017	5	OTHER	7,100	04/10/2018	NF	100	100
22	01/10/2013	7	ALTERATIONS	20,000	08/04/2014	RJM	100	100
63	01/31/2012	7	ALTERATIONS	7,000	02/05/2013	MR	100	100
456	08/07/2000	7	ALTERATIONS	9,000	12/08/2008	SAM	100	100

TOTAL	SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
St Ind			BUILDING	1,060,700	1,001,200			
Infl			DETACHED	8,700	8,700			
			OTHER	0	0			
						TOTAL	1,069,400	1,009,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	12*22 (1CAR)	1985	264	36.79
							8,700



BUILDING	CD	ADJ	DESC	MEASURE	12/8/2008	SAM
MODEL	10		CONDO RES	LIST	12/8/2008	EST
STYLE	3	1.00	DUPLEX [100%]	REVIEW	5/22/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS

USF=1RM (EST)

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,289	DETAIL ADJ	2.020
\$NLA(RCN)	\$504	OVERALL	1.000

CAPACITY	UNITS	ADJ
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHS	2	1.00
HALF BATHS	0	1.00
FIREPLACES	1	\$3,300
% COMMON OWNER	1.5	1.00
FIXTURES	6	\$7,800

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	4	SEARS POINT	2.00
STYLE	22	04-TERN	1.00
VIEW/LOC	1	NONE	1.00
HVAC	9	WARM/CL AIR	1.01
END/MIDDLE	1	END	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL	1,831		17.60	32,226
A	BAS	L	BASE AREA	1,831	1984	483.56	885,395
A	USF	L	UPPER STORY	458	1984	483.56	221,470
B	PTA	N	PATIO	210		12.90	2,709

TOTAL RCN	1,152,900
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	G
BATHS	G
EXTERIOR	A
EFF.YR/AGE	1997 / 26
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$1,060,700