

Key: 360

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 373

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION															
SHELDON MATTHEW & LISA 27 TWIN PINES ROAD DOWNTOWN, PA 19335				58-38-0				186 BREAKWATER ROAD															
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)																
SHELDON MATTHEW & LISA				10/26/2018	QS	899,999	31621-84																
DAVIS JOYCE M TRUSTEE				07/30/2010	F	1	24721-96																
DAVIS JOYCE				03/15/2007	A		21853-281																
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	14,750	4	1.00	A	1.00	A	1.00	876,800	2.86	A	1.00	BA+	4.00									848,500

LAND

TOTAL	14,750 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	NOTE				LAND	848,500	1,040,700
St Ind	AVERAGE		BUILDING	435,700	504,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,284,200	1,544,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/22/2023	JMG
MODEL	1		RESIDENTIAL	LIST	11/22/2023	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	11/22/2023	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

G

YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	1,919	DETAIL ADJ	1.000
\$NLA(RCN)	\$324	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		1	1.00
FIXTURES		5	\$7,293
GARAGE SPACES		1	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		1	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	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,004		63.35	63,605
+	BAS	L	BASE AREA	1,004	1961	276.57	277,679
+	USF	L	UPPER STORY FIN	531	1961	208.38	110,651
C	CRL	N	BSMT CRAWL	306		34.07	10,426
+	BAS	L	BASE AREA	384	2006	276.57	106,204
D	EPA	N	ENCLOSED PORCH	153		85.81	13,129
E	OPA	N	OPEN PORCH	26		56.10	1,459
F	CRL	N	BSMT CRAWL	78		34.06	2,657
G	AGR	N	ATT GARAGE	320		47.39	15,165
	F21	O	FPL 2S 1OP	1		11,389.40	11,389
	ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710

TOTAL RCN	622,366
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE 1973 / 50	
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$435,700

* -- Previous value excludes abatement.

