

Key: 380

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 394

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION								
KOPPEL STEVEN P & PAULA D TRSTEEES 18 STANDISH ROAD REALTY TRUST P O BOX 1668 BREWSTER, MA 02631				69-19-0				18 STANDISH ROAD								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
KOPPEL STEVEN P & PAULA D				01/08/2015	F		(205366)									
KOPPEL STEVEN P & PAULA D				08/30/2011	O	2,550,000	(195065)									
HELLER BARTON L TRUSTEE				10/28/2004	F		1 (174847)									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	27,172	5	1.00	A	1.00	A	1.00	2,192,000	1.74	A	1.00	BEX	10.00		2,378,480

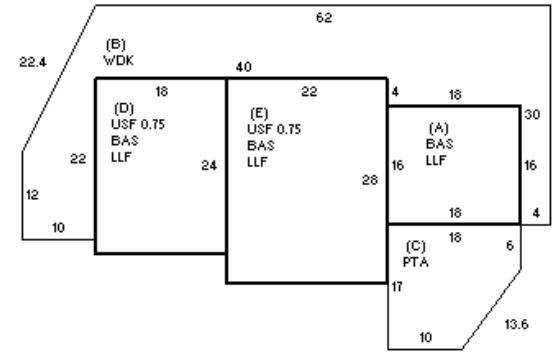
TOTAL	27,172 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	2,378,500	2,243,900
St Ind	AVERAGE		BUILDING	797,000	753,000			
Infl	AVERAGE		DETACHED	2,800	2,800			
			OTHER	126,300	120,800			
						TOTAL	3,304,600	3,120,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
HTB	A	1.00	30 0.70		1	4,058.10	2,800	10/29/2020



BLDG COMMENTS
 3 EXTRA FIX
 ESTIMATED PER PLANS
 56 SOLAR PANELS (EST)
 INFO @ DOOR (10/29/20)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
574	09/04/2020	77	SOLAR PANELS	81,000	10/29/2020	NF	100	100
		14	CYCLICAL GRO		04/18/2018	NF	100	100
999	12/18/2017	3	OUT BUILDING	12,000	04/18/2018	NF	100	100
58	01/30/2012	2	ADD	40,000	08/07/2014	RJM	100	100
45	01/23/2012	2	ADD	80,000	08/07/2014	RJM	100	100



BUILDING	CD	ADJ	DESC	MEASURE	10/29/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/17/2007	REO
STYLE	4	1.02	CAPE [100%]	REVIEW	1/4/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	0.980
NET AREA	3,458	DETAIL ADJ	1.000
\$NLA(RCN)	\$265	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	14	\$24,370
GARAGE SPACES	0	1.00
% BSMT FIN	100	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	16	FHA+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLF	L	LOWER LEVEL FIN	1,336	1983	154.71	206,693
+	BAS	L	BASE AREA	1,336	1983	323.46	432,146
B	WDK	N	WOOD DECK	992		51.44	51,027
C	PTA	N	PATIO	262		18.78	4,920
+	USF	L	UPPER STORY FIN	786	1983	241.25	189,622
	GFP	O	GAS FIREPLACE	1		4,102.00	4,102
	ODS	O	OUTDOOR SHOWER	1		3,169.00	3,169

TOTAL RCN	916,048
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	V
EFF.YR/AGE	2007 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$797,000

