

Key: 5144

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5369

LEG  
AL  
LAND

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION        |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| SELFE KATHLEEN A<br>34 COBBLERS WAY<br>BREWSTER, MA 02631 |  |  |  | 98-39-0    |    |            |              | 34 COBBLERS WAY |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| SELFE KATHLEEN A  |  |  |  | 03/30/2023 | DC | (157572)   |              |                 |  |  |  |
| SELFE RICHARD A & KATHLEE                                 |  |  |  | 05/08/2000 | QS | 220,000    | (157572)     |                 |  |  |  |
| SCOTT MARTIN  |  |  |  | 10/08/1992 | A  | 1          | (128033)     |                 |  |  |  |

| 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    | %   |
| 921    | 10/28/2015 | 77            | SOLAR PANELS | 7,000  | 04/20/2016 | WFF | 100    | 100 |
| 180    | 04/27/2010 | 12            | CYCLICAL NON | 2,452  | 01/05/2011 | JH  | 100    | 100 |
|        |            | 7             | ALTERATIONS  |        | 01/05/2011 | JH  | 100    | 100 |
| 242    | 05/12/2003 | 12            | CYCLICAL NON |        | 09/24/2003 | TG  | 100    | 100 |
|        |            | 2             | ADD          | 9,000  | 06/29/2004 | WH  | 100    | 100 |

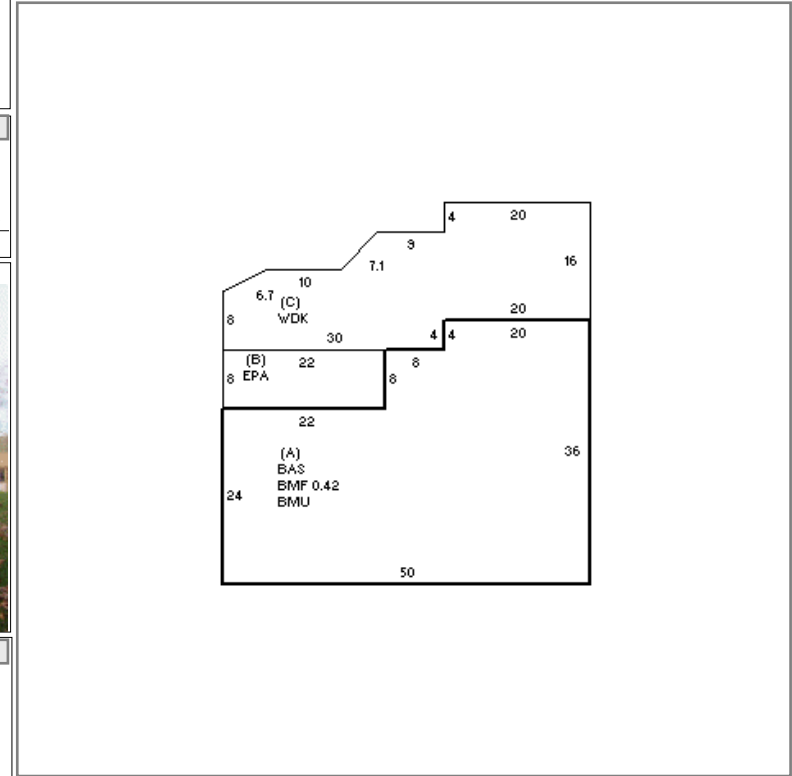
LAND

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |         |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 22,777   | 13   | 1.00   | 13G  | 1.00     | A   | 1.00 | 252,080 | 2.00 | A          | 1.00      | R04 | 1.15 |  | 263,000 |

| TOTAL  | 22,777 SF  | ZONING | RL       | FRNT    | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|--------|------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd   | NBHD 13    | NOTE   |          |         |         | LAND         | 263,000        | 248,100        |
| St Ind | CLIFF POND |        | BUILDING | 409,100 | 391,600 |              |                |                |
| Infl   | AVERAGE    |        | DETACHED | 23,000  | 22,700  |              |                |                |
|        |            |        | OTHER    | 0       | 0       |              |                |                |
|        |            |        |          |         |         | <b>TOTAL</b> | <b>695,100</b> | <b>662,400</b> |

DETAILED

| TY  | QUAL | COND | DIM/NOTE | YB    | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------|-------|-------|-----------|--------|
| DGF | G    | 1.20 | 20 0.80  | 24X26 | 624   | 33.20     | 16,600 |
| HTB | A    | 1.00 | 20 0.80  |       | 1     | 4,058.10  | 3,200  |
| SHF | A    | 1.00 | 20 0.80  | 12X16 | 2010  | 192       | 20.77  |



BUILDING

| BUILDING | CD | ADJ  | DESC            | MEASURE | 12/4/2020 | TCK |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 12/4/2020 | EST |
| STYLE    | 1  | 1.00 | RANCH [100%]    | REVIEW  | 2/10/2021 | MR  |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |

BLDG COMMENTS  
 BMF=FAM RM/BATH  
 27 SOLAR PANELS  
 INFO @ DOOR (12/4/20)

| YEAR BLT   | 1980  | SIZE ADJ   | 1.000 |
|------------|-------|------------|-------|
| NET AREA   | 1,504 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$363 | OVERALL    | 1.010 |

| CAPACITY      | UNITS | ADJ      |
|---------------|-------|----------|
| STORIES       | 1     | 1.00     |
| ROOMS         | 5     | 1.00     |
| BEDROOMS      | 3     | 1.00     |
| BATHROOMS     | 3     | 1.00     |
| FIXTURES      | 9     | \$11,817 |
| GARAGE SPACES | 2     | 1.00     |
| % BSMT FIN    | 50    | 1.00     |
| # 1/2 BATHS   | 0     | 1.00     |
| # OF UNITS    | 1     | 1.00     |

| ELEMENT      | CD | DESCRIPTION   | ADJ  | S   | BAT | T               | DESCRIPTION     | UNITS | YB       | ADJ PRICE | RCN     |
|--------------|----|---------------|------|-----|-----|-----------------|-----------------|-------|----------|-----------|---------|
| FOUNDATION   | 4  | FLR & WALL    | 1.00 | A   | BMU | N               | BSMT UNFINISHED | 1,504 |          | 53.15     | 79,945  |
| EXT COVER    | 1  | WD SHINGLE    | 1.00 | A   | BMF | N               | BSMT FINISH     | 632   |          | 37.97     | 23,997  |
| ROOF SHAPE   | 1  | GABLE         | 1.00 | A   | BAS | L               | BASE AREA       | 1,504 | 1980     | 243.99    | 366,954 |
| ROOF COVER   | 1  | ASPH/CMP SH   | 1.00 | B   | EPA | N               | ENCLOSED PORCH  | 176   |          | 77.24     | 13,595  |
| FLOOR COVER  | 1  | HARDWOOD      | 1.00 | C   | WDK | N               | WOOD DECK       | 699   |          | 39.59     | 27,675  |
| INT FINISH   | 2  | DRYWALL       | 1.00 | BMG | O   | BSMT GARAGE     | 2               |       | 3,124.45 | 6,249     |         |
| HEATING/COOL | 15 | HTWT+DCTLS AC | 1.01 | F11 | O   | FPL 1S IOP      | 1               |       | 7,713.40 | 7,713     |         |
| FUEL SOURCE  | 1  | OIL           | 1.00 | MST | O   | MAS/METAL STACK | 1               |       | 5,077.30 | 5,077     |         |
|              |    |               |      | ODS | O   | OUTDOOR SHOWER  | 1               |       | 2,439.20 | 2,439     |         |

| TOTAL RCN      | 545,461 |
|----------------|---------|
| CONDITION ELEM | CD      |
| EXTERIOR       | G       |
| INTERIOR       | A       |
| KITCHEN        | A       |
| BATHS          | A       |
| HEAT/ELEC      | A       |

| EFF.YR/AGE | 1983 / 40  |
|------------|------------|
| COND       | 25 25 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 25 % GD 75 |

| RCNLD | \$409,100 |
|-------|-----------|
|-------|-----------|