

Key: 547

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 564

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AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CDF ASSOCIATES LLC 10682 MAJESTY LANE CONCORD TOWNSHIP, OH 44077				68-7-0				201 CROCKER LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CDF ASSOCIATES LLC				07/12/2021	B	(226910)					
FERGUSON CHARLES DAVID TR				07/10/2015	O	1,950,000	(206791)				
FIELDS MARK & JANE E				10/29/2010	QS	1,750,000	(192801)				

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	%
157	02/22/2021	3	OUT BUILDING	6,500	04/25/2022	TCK	100	100
219	03/23/2016	2	ADD	428,000	04/17/2018	NF	100	100
414	06/07/2012	7	ALTERATIONS	5,000	01/31/2013	MR	100	100
133	03/06/2008	7	ALTERATIONS	15,000	03/10/2009	JH	100	100
NP		12	CYCLICAL NON		09/14/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	36,154 4	1.00	4-B	1.00	A	1.00	1,972,800	1.41	A	1.00	BV+ 9.00	2,309,860

TOTAL	36,154 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	N O T E BAY VIEWS	LAND	2,309,900	2,179,200			
St Ind	KINGS GRANT		BUILDING	1,413,900	1,348,900			
Infl	AVERAGE		DETACHED	2,600	2,500			
			OTHER	0	0			
TOTAL				3,726,400	3,530,600			

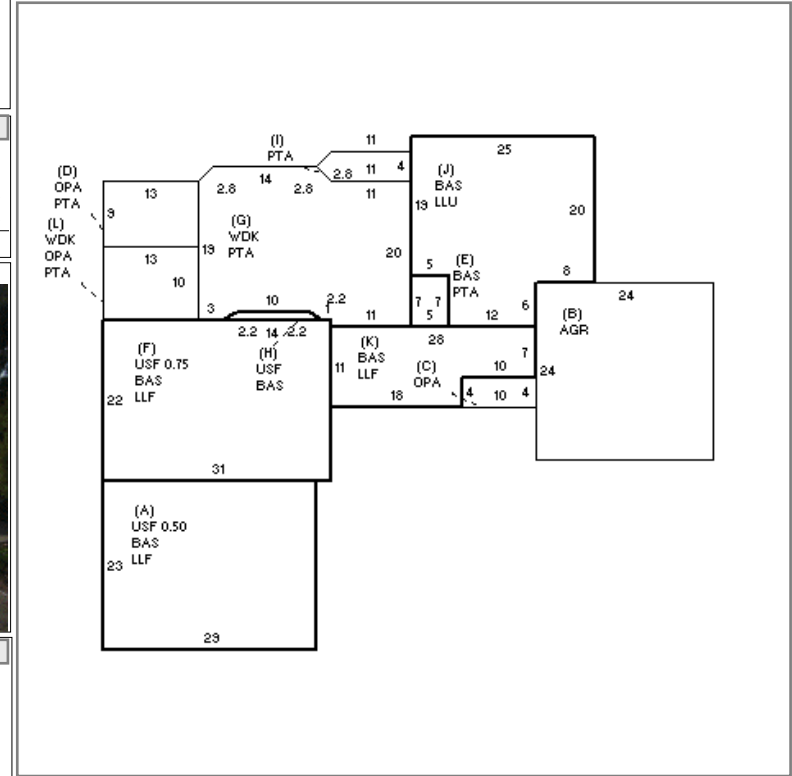
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 01 1.00	10X12	2021	120	21.39	2,600

PHOTO 04/25/2022

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/15/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/15/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/3/2022	MR
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,504,139		
NET AREA	4,705	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,617	1978	173.89	281,172	CONDITION ELEM	CD		
\$NLA(RCN)	\$320	OVERALL	1.070	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	857	1978	273.86	234,698	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	576		57.08	32,879	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	287		75.25	21,596	KITCHEN	V		
				FLOOR COVER	3	W/W CARPET	1.00	D	PTA	N	PATIO	117		23.92	2,799	BATHS	V		
				INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	35		34.70	1,215	HEAT/ELEC	V		
				HEATING/COOL	11	HTWT/CL AIR	1.05	+	BAS	L	BASE AREA	602	2007	333.88	200,993				
				FUEL SOURCE	2	GAS	1.00	G	PTA	N	PATIO	582		17.95	10,444				
																		EFF_YR/AGE	2017 / 6
																		COND	6 6 %
																		FUNC	0
																		ECON	0
																		DEPR	6 % GD 94
																		RCNLD	\$1,413,900



D E T A C H E D

B U I L D I N G