

Key: 5526

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.741

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COPENHEFER LEA ANNE TRUSTEE & KAFKER SCOTT L TRUSTEE 8 SHEPHERDS QUAY DRIVE BREWSTER, MA 02631				74-78-0				8 SHEPHERDS QUAY DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COPENHEFER LEA ANNE TRUST				05/11/2018	O	1,125,000 (216145)					
SIMPKINS ROSA MARIA TRUST				12/27/2000	F	10 (160198)					
SIMPKINS ROSEMARY & LAUNT				09/03/1997	QS	492,000 (145692)					

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	%
23-1299	01/09/2024	7	ALTERATIONS	35,000	07/12/2024	TCK	0	100
23-800	09/06/2023	9	HVAC	6,000	07/12/2024	TCK	70	90
23-164	04/04/2023	7	ALTERATIONS	700,000	07/12/2024	TCK	70	90
884	10/09/2019	7	ALTERATIONS	650,000	12/23/2020	NF	100	100
	05/11/2018	15	SALE REVIEW	1,125,000	03/22/2019	JMG	100	100

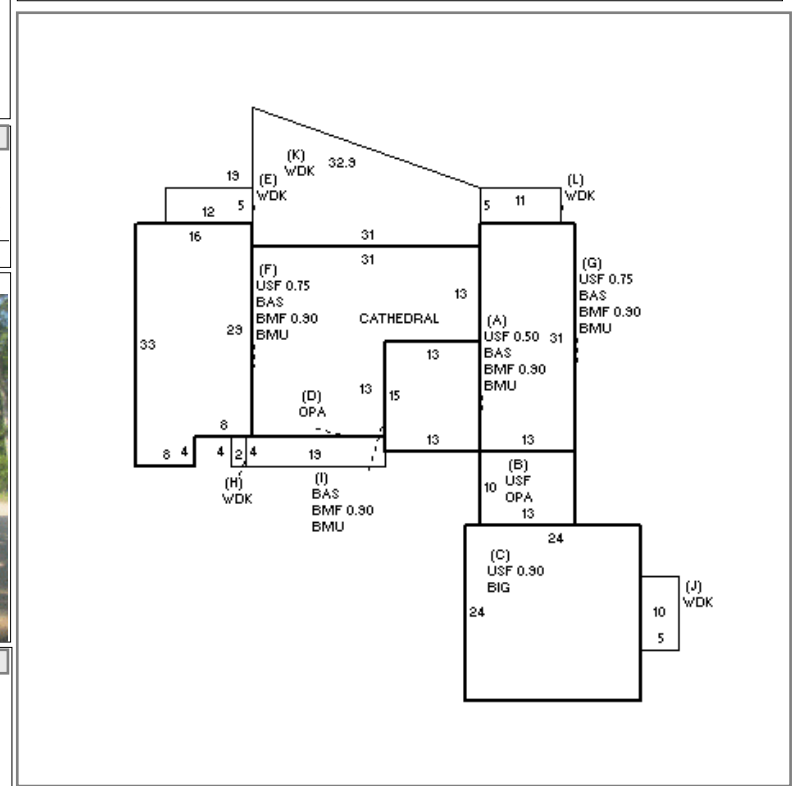
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	37,748	16	1.00	A	1.00	A	1.00	458,128	1.37	5	0.95	PF2	2.20			543,060

TOTAL	37,748 SF	ZONING		RR		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 16	NOTE T=NOT PF/ASSOC	LAND	543,100	512,300					
St Ind	AVERAGE		BUILDING	1,345,300	1,261,800					
Infl	AVERAGE		DETACHED	1,900	0					
			OTHER	0	0					
TOTAL				1,890,300	1,774,100					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	20 0.80 17X17 IRR		289	8.10	1,900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	2/25/2021	NF
MODEL	1		RESIDENTIAL	LIST	7/12/2024	TCK
STYLE	4	1.02	CAPE [100%]	REVIEW	7/29/2024	EMZ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	3,151	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,731		87.68	151,770	
\$NLA(RCN)	\$474	OVERALL	1.060	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	1,558		54.43	84,801	
CAPACITY				STORIES		1.75	1.00	+	BAS	L	BASE AREA	1,731	1988	405.61	702,104	
				ROOMS		8	1.00	+	USF	L	UPPER STORY FIN	772	1988	276.53	213,483	
				BEDROOMS		4	1.00	+	OPA	N	OPEN PORCH	206		85.70	17,654	
				BATHROOMS		4	1.00	+	USF	L	UPPER STORY FIN	648	2023	276.53	179,194	
				FIXTURES		16	\$36,379	+	C	BIG	N	BUILT-IN GARAGE	576		83.41	48,044
				GARAGE SPACES		2	1.00	+	WDK	N	WOOD DECK	592		67.19	39,776	
				% BSMT FIN		90	1.00	+	F21	O	FPL 2S 1OP	1		17,399.00	17,399	
				# 1/2 BATHS		2	1.00	+	GEN	O	GENERATOR	1		0.00		
				# OF UNITS		1	1.00	+	ODS	O	OUTDOOR SHOWER	1		4,139.40	4,139	

TOTAL RCN	1,494,743
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	E
KITCHEN	E
BATHS	E
HEAT/ELEC	V
EFF.YR/AGE	2023 / 0
COND	0 0 %
FUNC	10 UC
ECON	0
DEPR	10 % GD 90
RCNLD	\$1,345,300