

Key: 6498

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.725

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
AZINGER CHARLES J & PARKINSON SUSAN C		12-77-0		18 TOPCO ROAD	
18 TOPCO ROAD		TRANSFER HISTORY		DOS	T
BREWSTER, MA 02631		AZINGER CHARLES J & PARKI		01/24/2022	F
		AZINGER CHARLES J		02/26/1989	ML
		AZINGER CHARLES J & CORIN		04/28/1981	XX
CD	T	AC/SF/UN	Nbhd	St Ind	Infl
100	S	33,400	12 1.00	A 1.00	A 1.00
350	A	0.832	12 1.00	A 1.00	A 1.00
ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT
195,636	1.49	15	0.85	PV1	1.05
2,100	1.00	A	1.00	TWP	1.00
					ADJ VALUE
					223,820
					1,750

LAND

TOTAL	1.599 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	POND VIEW T=HOUSE SITS BELOW GRADE			LAND	225,600	212,800
St Ind	AVERAGE		LAND	400,800	378,600			
Infl	AVERAGE		DETACHED	1,800	1,800			
			OTHER	0	0			
						TOTAL	628,200	593,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X12		120	21.39	1,800

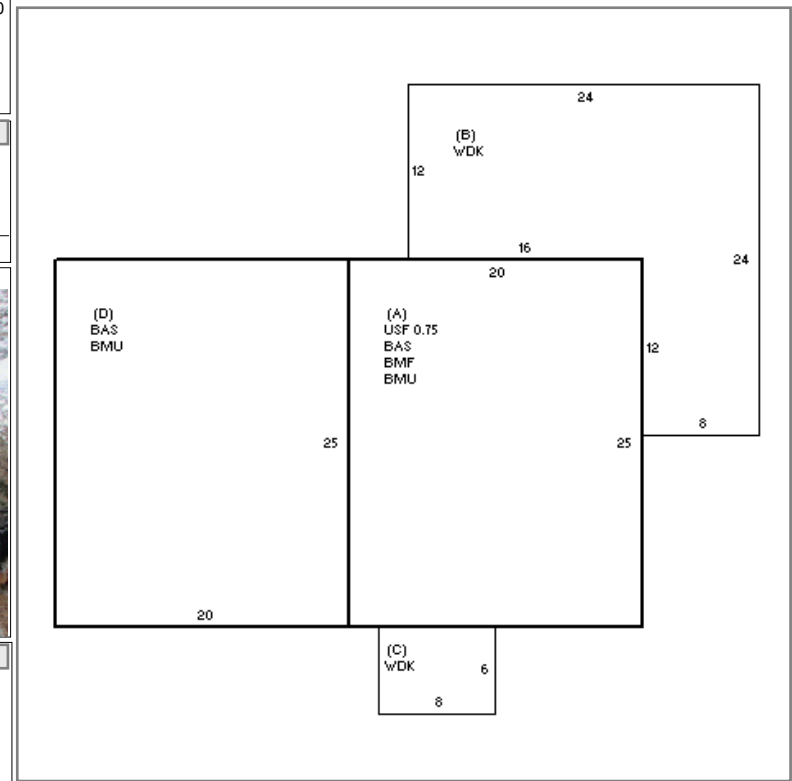


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/1/2017	NF
MODEL	1		RESIDENTIAL	LIST	3/15/2008	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/26/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
WALK OUT BASEMENT

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 %
513	08/13/2020	7	ALTERATIONS	12,000	12/28/2020	NF	100 100
325	08/11/2009	7	ALTERATIONS	15,000	04/06/2010	JH	100 100
NP		12	CYCLICAL NON		03/03/2008	JH	100 100
64	01/22/2007	7	ALTERATIONS	2,000	02/03/2009	JH	100 100



YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,375	DETAIL ADJ	1.000
\$NLA(RCN)	\$384	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$9,095
GARAGE SPACES		0	1.00
% BSMT FIN		50	1.00
# 1/2 BATHS		0	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	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	14	ELECT BB+AC	1.01
FUEL SOURCE	6	SOLAR	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,000		68.79	68,794
A	BMF	N	BSMT FINISH	500		47.03	23,515
+	BAS	L	BASE AREA	1,000	1981	310.41	310,413
A	USF	L	UPPER STORY FIN	375	1981	216.56	81,208
+	WDK	N	WOOD DECK	432		45.71	19,745
F21	O		FPL 2S 1OP	1		11,836.10	11,836
ODS	O		OUTDOOR SHOWER	1		2,815.90	2,816

TOTAL RCN	527,421	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1985 / 38	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$400,800	