Key: 7133

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,360

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KOSCHER ADELINE C 178 TRACY LANE BREWSTER, MA 02631	51-41-0	178 TRACY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KOSCHER ADELINE C	01/06/2006	A	350,000	(178979)
KOSCHER WILLIAM P &	04/06/1984	XX	18,500	(95960)

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	%
23-814	07/10/2023	7	ALTERATIONS	4,397	05/30/2024	TCK	100	100
752	09/30/2022	2	ADD	45,000	05/30/2024	TCK	100	100
698	07/31/2019	77	SOLAR PANELS	22,000	07/07/2020	MR	100	100
58	01/21/2014	7	ALTERATIONS	15,000	06/02/2015	MW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,065	14 1.00	A 1.00	A 1.00	252,080	2.80	A 1.00	R02 1.15			244,470

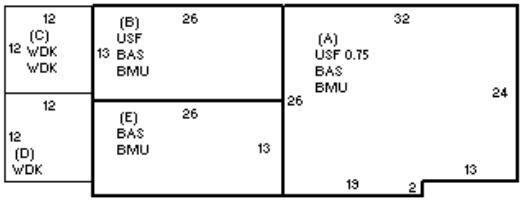
TOTAL	15,065 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	244,500	250,700
BUILDING	589,000	437,500
DETACHED	0	0
OTHER	0	0
TOTAL	**833,500**	**688,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/12/2024



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	9/5/2017	NF
LIST	3/16/2023	EST
REVIEW	6/12/2024	EMZ

BLDG COMMENTS

17 SOLAR PANELS

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,425	DETAIL ADJ	1.000
$NLA(RCN)	$273	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	9	$11,934
GARAGE SPACES	0	1.00
% BSMT FIN	0	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	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,482		53.68	79,555
A	BAS	L	BASE AREA	806	1984	246.40	198,599
A	USF	L	UPPER STORY FIN	605	1984	185.61	112,295
+	BAS	L	BASE AREA	676	2022	246.40	166,567
B	USF	L	UPPER STORY FIN	338	2022	185.61	62,737
+	WDK	N	WOOD DECK	432		39.98	17,273
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	661,777

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	G
HEAT/ELEC	A

EFF.YR/AGE	2011 / 12	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD		$589,000