Key: 8590

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,819

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COHEN SETH H & LYNN N 9 CAPTAIN CONNOLLY ROAD BREWSTER, MA 02631	19-21-0	9 CAPTAIN CONNOLLY ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COHEN SETH H & LYNN N	07/29/2015	O	490,000	29044-220
GROSE RODGER D & ALANA R	08/01/2001	N	99,900	14098-071
SANBORN RUSSELL E & BREND	01/28/2000	QS	45,000	12805-129

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

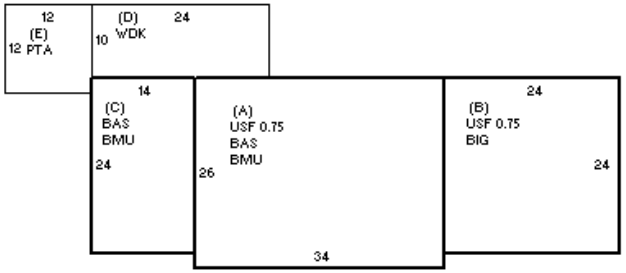
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-269	04/08/2024	7	ALTERATIONS	41,349			0	0
23-877	08/23/2023	7	ALTERATIONS	19,000	07/03/2024	TCK	100	100
483	06/12/2017	5	OTHER	1,400	05/16/2018	NF	100	100
227	03/24/2016	7	ALTERATIONS	19,555	03/28/2017	NF	100	100
1008	12/01/2015	77	SOLAR PANELS	35,040	05/09/2016	WFF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	12 1.00	A 1.00	A 1.00	219,200	2.82	A 1.00	R03 1.00			212,500

TOTAL	15,000 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,500	200,500
BUILDING	703,100	670,600
DETACHED	0	0
OTHER	0	0
TOTAL	**915,600**	**871,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/03/2024

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/18/2008	JH
LIST	3/18/2008	EST
REVIEW	7/25/2024	EMZ

BLDG COMMENTS

34 SOLAR PANELS

YEAR BLT	2002	SIZE ADJ	1.000
NET AREA	2,315	DETAIL ADJ	1.000
$NLA(RCN)	$362	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$10,647
GARAGE SPACES	2	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,220		74.17	90,491
+	BAS	L	BASE AREA	1,220	2002	336.47	410,497
A	USF	L	UPPER STORY FIN	663	2002	240.71	159,590
B	BIG	N	BUILT-IN GARAGE	576		66.43	38,261
B	USF	L	UPPER STORY FIN	432	2004	240.71	103,987
D	WDK	N	WOOD DECK	240		53.51	12,842
E	PTA	N	PATIO	144		21.71	3,126
	GFP	O	GAS FIREPLACE	1		4,267.00	4,267
	ODS	O	OUTDOOR SHOWER	1		3,296.50	3,297

TOTAL RCN	837,005

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

EFF.YR/AGE	2002 / 21	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$703,100