

Key: 12831

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.179

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
GULDEN GREGORY & LAURA B 12712 ALPERN COURT RALEIGH, NC 27614				98-82-0				97 CAPTAINS VILLAGE LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GULDEN GREGORY & LAURA B				10/13/2021	QS	1,686,000	34564-117				
NAPOLITANO JAMES A TRUSTE				05/07/2018	F		31250-30				
NAPOLITANO JAMES A & KATH				05/18/2007	QS	375,000	22036-160				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
61	10/13/2021	15	SALE REVIEW	1,686,000	05/31/2022	JMG	100
315	02/07/2011	10	INGROUND POO	15,000	03/07/2012	MR	100
	08/03/2009	1	NEW CONSTRUC	600,000	03/07/2012	MR	100

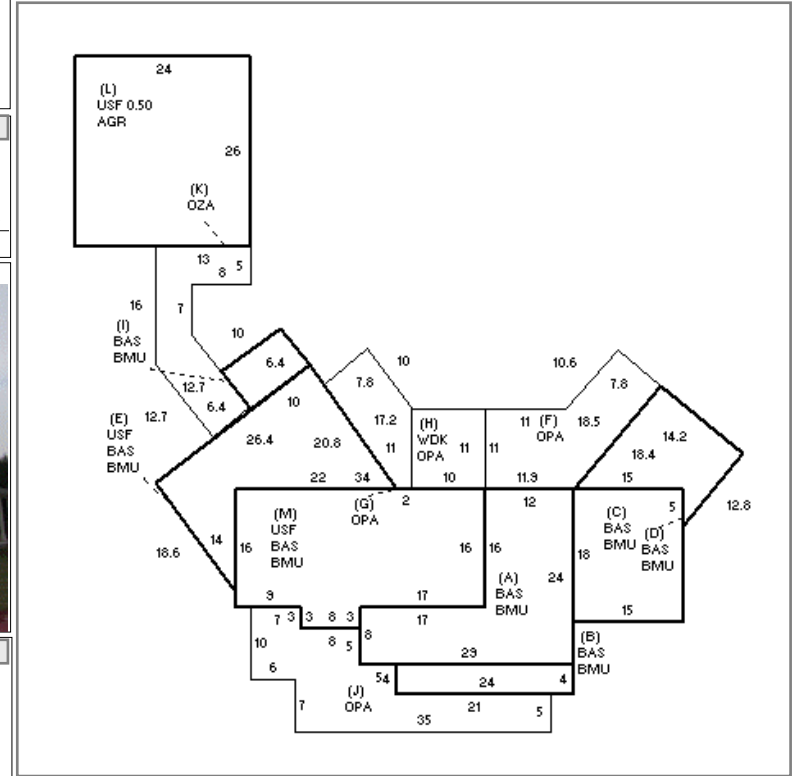
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	30,177	13	1.00	13P	1.00	A	1.00	372,640	1.61	A	1.00	R13	1.70			415,320

TOTAL	30,177 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	SUBDIV OF LOTS 18, 18-2, 18-3 & 93 FOR FY 2001 LOT 11 ON PLAN BOOK 552/23			LAND	415,300	391,800
St Ind	CAPTAINS VILLAG		LAND BUILDING	1,217,900	1,163,400			
Infl	AVERAGE		DETACHED	20,200	20,100			
			OTHER	0	0			
						TOTAL	1,653,400	1,575,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	10 0.90 16X32	2011	512	36.98	17,000
PBC	A	1.00	10 0.90 20X20		400	9.00	3,200



BUILDING	CD	ADJ	DESC	MEASURE	1/14/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/7/2011	JH
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	5/31/2022	JMG
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



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YEAR BLT	2010	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,383,934	
NET AREA	3,217	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,974		79.00	155,953			
\$NLA(RCN)	\$430	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	424	2010	359.37	152,373			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,550	2010	359.37	557,022			
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	931	2010	267.55	249,093			
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	808		79.23	64,020			
				INT FINISH	1	PLASTER	1.00	H	WDK	N	WOOD DECK	110		62.12	6,833			
				HEATING/COOL	9	WARM/CL AIR	1.03	K	OZA	N	OPEN BREEZEWAY	191		70.16	13,400			
				FUEL SOURCE	2	GAS	1.00	L	AGR	N	ATT GARAGE	624		58.74	36,652			
									L	USF	L	UPPER STORY FIN	312	2010	267.55	83,477		
										F21	O	FPL 2S 1OP	1		16,085.90	16,086		
										GEN	O	GENERATOR	1		0.00			
										GFP	O	GAS FIREPLACE	2		4,952.85	9,906		
										MST	O	MAS/METAL STACK	1		7,966.10	7,966		
										ODS	O	OUTDOOR SHOWER	1		3,827.00	3,827		

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

EFF. YR/AGE	2010 / 13
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$1,217,900