

Key: 129

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 138

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
ALWORTH ROGER 46 SOUTH PICCADILLY CIRCLE ALPINE, UT 84004				50-60-0				50 BRADFORD ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ALWORTH ROGER				04/03/2020	J	327,000	32808-280					
ALWORTH ROGER &				07/12/2018	J		31398-217					
ALWORTH ROGER				03/24/2016	J	300,000	29530-344					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,800 3	1.00 3A	1.00 A	1.00	876,800	7.91	A	1.00	BA+	4.00	764,490

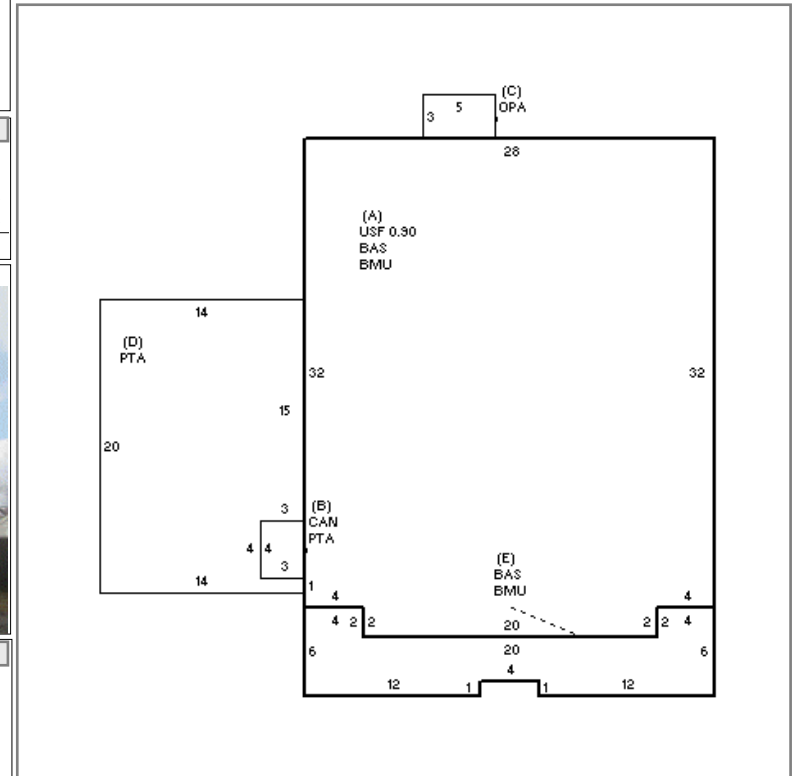
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-379	05/02/2024	7	ALTERATIONS	12,000				0 0
772	11/01/2020	1	NEW CONSTRUC		02/27/2023	TCK	100	100
335	05/24/2006	7	ALTERATIONS	4,500	07/05/2007	JH	100	100

TOTAL	4,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE				LAND	764,500	721,300
St Ind	BREWSTER PARK		BUILDING	597,000	569,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,361,500	1,291,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
INFO @ DOOR (4/28/22)



BUILDING	CD	ADJ	DESC	MEASURE	4/28/2022	TCK
MODEL	1		RESIDENTIAL	LIST	4/28/2022	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/28/2023	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	1.000
NET AREA	1,902	DETAIL ADJ	1.000
\$NLA(RCN)	\$320	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
FIXTURES		9	\$13,900
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,060		67.08	71,103
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,060	2021	310.41	329,037
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	842	2021	216.18	182,025
ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	12		33.96	408
FLOOR COVER	1	HARDWOOD	1.00	B	CAN	N	CANOPY	12		55.34	664
INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	15		59.40	891
HEATING/COOL	9	WARM/CL AIR	1.03	D	PTA	N	PATIO	268		17.00	4,556
FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		3,713.70	3,714
				ODS	O	O	OUTDOOR SHOWER	1		2,869.00	2,869

TOTAL RCN	609,166
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2021 / 2
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$597,000