

Key: 1458

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.590

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HINCHLIFFE JOHN HENRY III TRUSTEE J H HINCHLIFFE III RT 6092 SOUTH CHERRYWOOD CIR CENTENNIAL, CO 80121				90-182-0				137 FOX MEADOW DRIVE			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				HINCHLIFFE JOHN HENRY II				10/30/2003	QS	359,000	(171054)
				NAULT KATHRYN E				01/08/1999	QS	139,000	(151625)
				REYNOLDS MICHAEL T				03/01/1995	H	109,000	(136524)

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	%
963	10/31/2019	7	ALTERATIONS	8,700	07/08/2020	TCK	100	100
435	01/08/2019	5	OTHER	4,000	01/08/2019	JMG	100	100
	09/13/2010	7	ALTERATIONS		12/22/2010	JH	100	100
NP		12	CYCLICAL NON		03/07/2007	JH	100	100

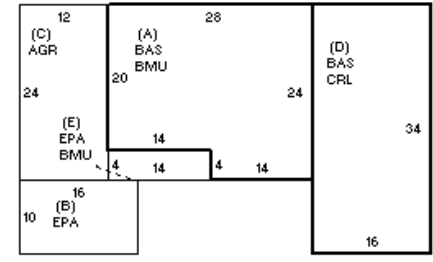
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,280	13	1.00	13K	1.00	A	1.00				259,590

TOTAL	21,280 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	259,600	244,900
St Ind	FOX MEADOW		BUILDING	262,900	248,300			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
						<b>TOTAL</b>	<b>524,800</b>	<b>495,500</b>

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 25 0.75	10X12		120	25.67	2,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/8/2019	JMG
MODEL	1		RESIDENTIAL	LIST	1/8/2019	JMG
STYLE	1	1.00	RANCH [100%]	REVIEW	1/8/2019	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
FULL BATH HAS 4 FIXTURES

G

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	410,783
NET AREA	1,160	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	672		64.17	43,124		
\$NLA(RCN)	\$354	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,160	1961	261.51	303,354		
				ROOF SHAPE	1	GABLE	1.00	+	EPA	N	ENCLOSED PORCH	216		74.62	16,119		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	288		44.39	12,785		
				FLOOR COVER	1	HARDWOOD	1.00	D	CRL	N	BSMT CRAWL	544		31.27	17,014		
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,866.10	7,866		
				HEATING/COOL	9	WARM/CL AIR	1.03		ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488		
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1961 / 62
																COND	36 36 %
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$262,900