Key: 1537

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,673

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCARTHY THOMAS R & AMANDA J TRUSTEES MCCARTHY FAMILY TRUST 16978 AVENIDA DE DANTA YNEZ PACIFIC PALISADES, CA 90272-2165	79-11-0	195 CATHEDRAL ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCARTHY THOMAS R & AMAND	09/30/2021	QS	1,749,000	(227726)
HANNAN ROBERT J & DIANE M	11/20/1989	QS	146,000	(119067)

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	%
	09/30/2021	15	SALE REVIEW	1,749,000	05/23/2022	JMG	100	100
740	12/03/2004	1	NEW CONSTRUC	400,000	04/25/2005	JB	100	100
614	10/19/2004	6	DEMO	2,500	04/25/2005	JB	100	100
106	04/02/1996	7	ALTERATIONS	1,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,326	5 1.00	5-A 1.00	A 1.00	767,200	2.28	A 1.00	R12 3.50			775,380

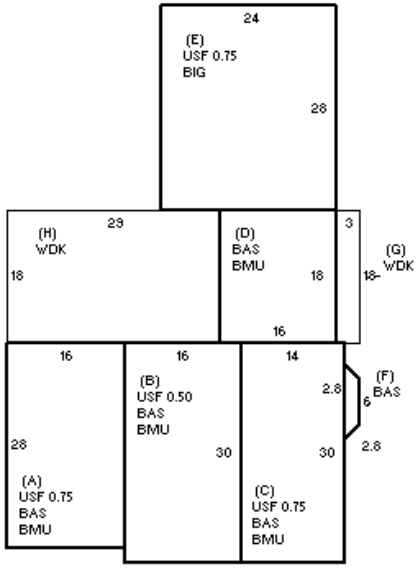
TOTAL	19,341 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE			
St Ind	CATHEDRAL RD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	775,400	585,200
BUILDING	1,228,800	1,173,500
DETACHED	1,500	1,500
OTHER	0	0
TOTAL	**2,005,700**	**1,760,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X12		96	22.01	1,500

PHOTO 11/13/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	V	1.65	VERY GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/13/2020	NF
LIST	11/13/2020	EST
REVIEW	5/23/2022	JMG

YEAR BLT	2004	SIZE ADJ	0.980
NET AREA	3,047	DETAIL ADJ	1.000
$NLA(RCN)	$443	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	12	$27,027
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	1,636		86.85	142,086
+	USF	L	UPPER STORY FIN	1,395	2004	286.67	399,898
E	BIG	N	BUILT-IN GARAGE	672		80.75	54,262
+	BAS	L	BASE AREA	1,652	2004	401.78	663,739
+	WDK	N	WOOD DECK	576		66.56	38,336
	F21	O	FPL 2S 1OP	1		17,234.90	17,235
	GEN	O	GENERATOR	1		0.00	
	KIT	O	XTRA KITCHEN	1		3,684.30	3,684
	ODS	O	OUTDOOR SHOWER	1		4,100.30	4,100

TOTAL RCN	1,350,367

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

EFF.YR/AGE	2013 / 10	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	9	% GD 91
RCNLD		$1,228,800