

Key: 2116

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.268

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MCCUTCHEON JAMES JR & HOFFMANN JANET M C/O JANET HOFFMANN 799 SHERATON DRIVE VIRGINIA BEACH, VA 23452				38-91-0				40 SANDBAR LANE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCCUTCHEON JAMES JR & MCCUTCHEON JR JAMES ETAL				05/01/2020	J	260,000	32871-235	
						10/13/1994	A	100	9404-058			

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	%
103	02/15/2012	7	ALTERATIONS	4,620	01/31/2013	MR	100	100
NP		12	CYCLICAL NON		08/22/2007	JH	100	100
283	05/30/2001	2	ADD	10,000	06/29/2002	LB	100	100
173	04/09/1999	2	ADD	13,000	02/09/2000	LB	100	100


LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	16,140	2	1.00	2-A	1.00	A	1.00	767,200	2.65	A	1.00	R19	3.50		751,910

TOTAL	16,140 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE				LAND	751,900	709,400
St Ind	SALTWORKS		BUILDING	542,000	518,600			
Infl	AVERAGE		DETACHED	600	600			
			OTHER	0	0			
						TOTAL	1,294,500	1,228,600

DETAILED

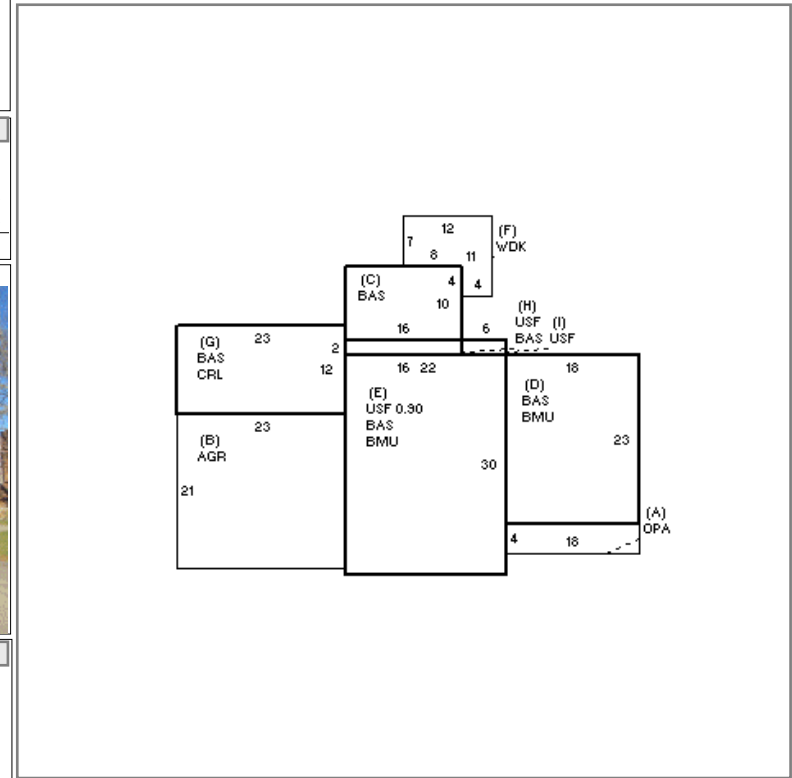
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHM	A	1.00	50 0.50	8X10		80	16.05	600



BUILDING	CD	ADJ	DESC	MEASURE	2/24/2020	JMG
MODEL	1		RESIDENTIAL	LIST	2/24/2020	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	2/24/2020	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	713,194
NET AREA	2,180	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	OPA	N	OPEN PORCH	72		58.85	4,237		
\$NLA(RCN)	\$327	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	B	AGR	N	ATT GARAGE	483		46.67	22,542		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,542	1978	284.33	438,434		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BMU	N	BSMT UNFINISHED	1,074		66.46	71,375		
				FLOOR COVER	1	HARDWOOD	1.00	F	WDK	N	WOOD DECK	100		46.14	4,614		
				INT FINISH	2	DRYWALL	1.00	G	CRL	N	BSMT CRAWL	276		35.74	9,864		
				HEATING/COOL	10	HOT/CL WATR	1.05	+	USF	L	UPPER STORY FIN	638	1978	216.39	138,056		
				FUEL SOURCE	1	OIL	1.00		F11	O	FPL 1S 1OP	1		8,988.70	8,989		
									ODS	O	OUTDOOR SHOWER	1		2,842.50	2,843		

BUILDING



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	1.9	1.00	EXTERIOR	G
ROOMS	9	1.00	INTERIOR	G
BEDROOMS	5	1.00	KITCHEN	A
BATHROOMS	2	1.00	BATHS	A
FIXTURES	8	\$12,241	HEAT/ELEC	A
GARAGE SPACES	2	1.00		
% BSMT FIN	0	1.00		
# 1/2 BATHS	1	1.00		
# OF UNITS	1	1.00		

EFF. YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$542,000