Key: 2156

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,305

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
336 LOWER ROAD LLC **4334 POTOMAC AVENUE** **DALLAS, TX 75205**	**49-1-0**	**336 LOWER ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
336 LOWER ROAD LLC	11/03/2021	B	1	34629-150
LAVELLE J FRANCIS & MICHE	08/23/2005	QS	580,000	20186-157
KIELY KATHLEEN	05/06/1999	H	1	12250-044

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

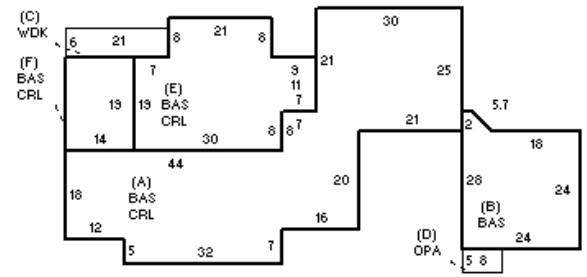
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
515	06/04/2019	7	ALTERATIONS	5,000	07/08/2020	NF	100	100
226	03/19/2018	7	ALTERATIONS	2,700	06/25/2019	NF	100	100
823	10/19/2017	2	ADD	425,000	07/08/2020	NF	100	100
425	05/17/2013	2	ADD	64,000	08/09/2014	RJM	100	100
278	07/08/2009	3	OUT BUILDING	4,000	04/08/2010	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	60,000	11	1.00	A	1.00	A	1.00	298,112	1.00	20	0.80	R07	1.70			412,550
300	A	0.023	11	1.00	A	1.00	A	1.00	20,400	1.00	A	1.00	R07	1.70			470

TOTAL	1.400 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 11	NOTE	TOPO = WETLANDS		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	413,000	389,700
BUILDING	1,176,500	1,111,200
DETACHED	61,700	61,100
OTHER	0	0
TOTAL	**1,651,200**	**1,562,000**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	G	1.20	10	0.90			600	59.12	31,900
PLH	G	1.20	10	0.90	8X12	2009	96	57.60	5,000
PTD	A	1.00	10	0.90	12X22	2006	264	8.10	1,900
PTD	A	1.00	10	0.90		2006	800	6.75	4,900
CAB	E	1.80	10	0.90	10X35	2013	350	57.24	18,000

PHOTO 07/08/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	4/12/2018	NF
LIST	4/12/2018	NF
REVIEW	7/28/2020	ER

BLDG COMMENTS

INTERIOR ESTIMATED PER PLANS

YEAR BLT	1974	SIZE ADJ	0.970
NET AREA	3,723	DETAIL ADJ	1.000
$NLA(RCN)	$316	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	11	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	15	$25,097
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	2	WD SHINGLE	1.01
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
A	CRL	N	BSMT CRAWL	2,050		27.03	55,419
A	BAS	L	BASE AREA	2,050	1974	276.96	567,759
B	BAS	L	BASE AREA	592	2007	276.95	163,957
C	WDK	N	WOOD DECK	126		48.93	6,166
D	OPA	N	OPEN PORCH	40		62.42	2,497
E	CRL	N	BSMT CRAWL	815		33.46	27,267
E	BAS	L	BASE AREA	815	2017	276.96	225,719
F	CRL	N	BSMT CRAWL	266		37.91	10,083
F	BAS	L	BASE AREA	266	2006	276.95	73,670
	F11	O	FPL 1S 1OP	1		9,534.00	9,534
	MST	O	MAS/METAL STACK	1		6,275.70	6,276
	ODS	O	OUTDOOR SHOWER	1		3,014.90	3,015

TOTAL RCN	1,176,458

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	E
KITCHEN	E
BATHS	E
HEAT/ELEC	E

EFF.YR/AGE	2023 / 0		
COND	0	0 %	
FUNC	0		
ECON	0		
DEPR	0	% GD	100
RCNLD	$1,176,500		