

Key: 410

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 430

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
BECK VON PECCOZ MARIAN L & JOHNSON TRUST COMPANY COTRUSTEES		69-60-0		95 STUART STREET	
3777 WEST FORK ROAD CINCINNATI, OH 45247		TRANSFER HISTORY		DOS	T SALE PRICE BK-PG (Cert)
		BECK VON PECCOZ MARIAN L		06/27/2013	F 1 27497-6
		JOHNSON TRUST COMPANY TR		07/27/2006	F 1 21220-047
		JOHNSON TRUST COMPANY TR		07/27/2006	F 1 21220-026

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 %
747	09/29/2022	7	ALTERATIONS	10,100	02/23/2023	TCK	100 100
752	08/17/2021	7	ALTERATIONS	21,340	04/25/2022	TCK	100 100
		14	CYCLICAL GRO		10/27/2020	NF	100 100
878	12/14/2006	6	DEMO	2,000	06/25/2007	JH	100 100
405	07/02/2002	2	ADD	4,200	04/16/2003	TN	100 100

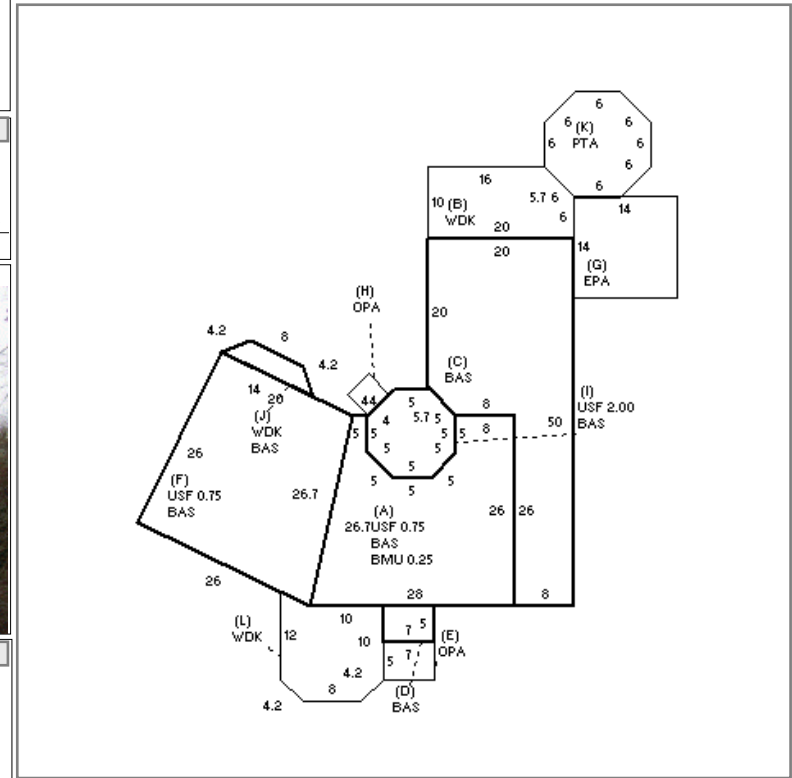
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	17,879 5	1.00	A	1.00	A	1.00	1,468,640	2.43	A	1.00	BVG 6.70	1,462,930

TOTAL	17,879 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	1,462,900	1,380,200			
St Ind	AVERAGE		BUILDING	707,000	667,600			
Infl	AVERAGE		DETACHED	20,700	20,500			
			OTHER	0	0			
TOTAL				2,190,600	2,068,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	20 0.80 24X24		576	44.90	20,700



BUILDING	CD	ADJ	DESC	MEASURE	10/27/2020	NF
MODEL	1		RESIDENTIAL	LIST	6/25/2007	JH
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	3/27/2023	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1989	SIZE ADJ	0.980
NET AREA	3,138	DETAIL ADJ	1.000
\$NLA(RCN)	\$282	OVERALL	0.980

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
A	BMU	N	BSMT UNFINISHED	140		83.46	11,685
+	USF	L	UPPER STORY FIN	1,111	1989	220.17	244,608
+	WDK	N	WOOD DECK	402		48.94	19,674
+	BAS	L	BASE AREA	2,027	1989	276.98	561,447
+	OPA	N	OPEN PORCH	51		62.43	3,184
G	EPA	N	ENCLOSED PORCH	196		95.48	18,714
K	PTA	N	PATIO	174		18.86	3,281
M	MST	O	MAS/METAL STACK	1		6,276.30	6,276

TOTAL RCN	883,775
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$707,000