

Key: 411

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 431

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|---------------------|--|--|--|
| CINKALA DEAN M & SUSAN G 7824 HORSEHOE LANE POTOMAC, MD 20854 | | | | 69-46-0 | | | | 88 WINTERHOFF TRAIL | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CINKALA DEAN M & SUSAN G | | | | 10/31/2011 | H | 895,000 | (195543) | | | | |
| ROBINSON KAREN H EXECUTRI | | | | 10/31/2011 | DC | | (195542) | | | | |
| HUTTON ISABEL S TRUSTEE | | | | 03/25/2005 | F | | (176225) | | | | |

| 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 | % |
| 408 | 04/30/2021 | 7 | ALTERATIONS | 30,000 | 04/22/2022 | TCK | 100 | 100 |
| 488 | 05/31/2016 | 7 | ALTERATIONS | 9,325 | 02/17/2017 | NF | 100 | 100 |
| 423 | 12/08/1989 | 2 | ADD | | 04/24/1991 | | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|-----------|------|------|------|-----|------------|-----------|
| 100 | S | 23,210 | 5 | 1.00 | A | 1,468,640 | 1.97 | A | 1.00 | BVG | 6.70 | 1,538,930 |

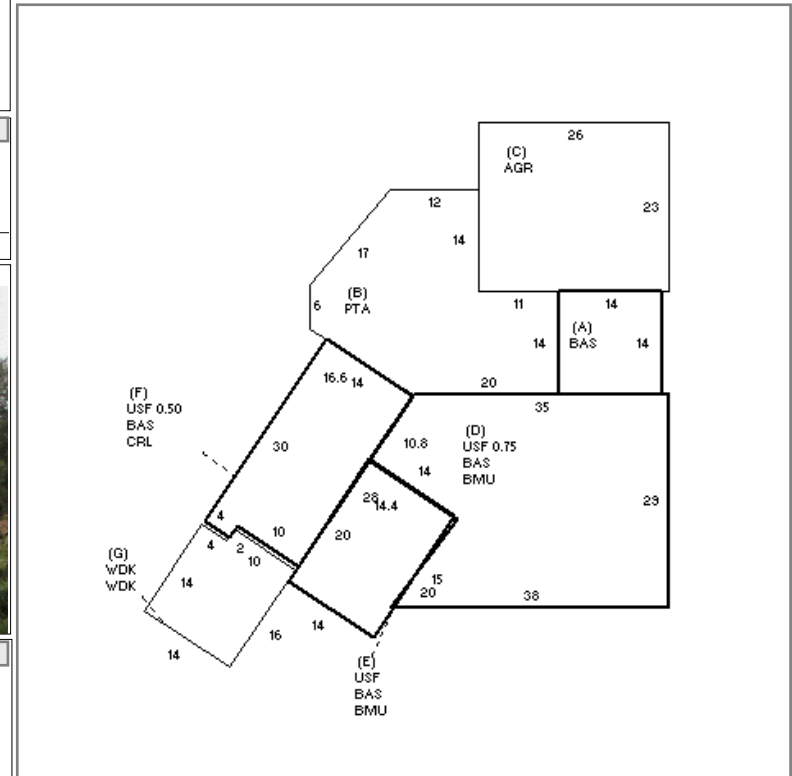
| | | | | | | | | |
|--------|-----------|--------|----------|---------|---------|----------|-----------|-----------|
| TOTAL | 23,210 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NBHD 5 | NOTE | | | | LAND | 1,538,900 | 1,451,900 |
| St Ind | AVERAGE | | BUILDING | 561,400 | 530,100 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 2,100,300 | 1,982,000 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 10/28/2020 | NF |
|----------|----|------|-----------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/27/2007 | JH |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 5/3/2022 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |



BUILDING

| YEAR BLT | 1960 | SIZE ADJ | 0.980 |
|---------------|-------|------------|----------|
| NET AREA | 3,148 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$258 | OVERALL | 1.030 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 7 | 1.00 |
| BEDROOMS | | 3 | 1.00 |
| BATHROOMS | | 3 | 1.00 |
| FIXTURES | | 9 | \$12,051 |
| GARAGE SPACES | | 2 | 1.00 |
| % BSMT FIN | | 0 | 1.00 |
| # 1/2 BATHS | | 0 | 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 | 3 | W/W CARPET | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 15 | HTWT+DCTLS AC | 1.01 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----|-----|---|-----------------|-------|------|-----------|---------|
| + | BAS | L | BASE AREA | 1,220 | 1960 | 233.89 | 285,343 |
| B | PTA | N | PATIO | 664 | | 12.04 | 7,992 |
| C | AGR | N | ATT GARAGE | 598 | | 38.28 | 22,894 |
| + | BMU | N | BSMT UNFINISHED | 1,304 | | 54.85 | 71,524 |
| D | USF | L | UPPER STORY FIN | 768 | 1960 | 170.43 | 130,888 |
| + | BAS | L | BASE AREA | 680 | 1990 | 233.89 | 159,044 |
| + | USF | L | UPPER STORY FIN | 480 | 1990 | 170.43 | 81,805 |
| F | CRL | N | BSMT CRAWL | 400 | | 30.65 | 12,260 |
| G | WDK | N | WOOD DECK | 432 | | 39.57 | 17,093 |
| F21 | O | | FPL 2S 1OP | 1 | | 10,246.40 | 10,246 |
| ODS | O | | OUTDOOR SHOWER | 1 | | 2,437.70 | 2,438 |

| | | |
|----------------|-----------|---------|
| TOTAL RCN | 813,579 | |
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | A | |
| KITCHEN | A | |
| BATHS | A | |
| HEAT/ELEC | A | |
| EFF.YR/AGE | 1971 / 52 | |
| COND | 31 | 31 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 31 | % GD 69 |
| RCNLD | \$561,400 | |