Key: 4673

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,885

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
INGRAHAM FRANK T & KRISTIN 4975 MAJESTIC DRIVE COOPERSBURG, PA 18036	100-56-0	50 OLD VALLEY ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
INGRAHAM FRANK T & KRISTI	09/30/2022	QS	950,000	(231210)
RICHARD ROBERT J & PAULIN	07/26/2017	N	100	(213601)
50 OLD VALLEY ROAD LLC	06/17/2016	F	100	(209862)

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	%
23-250	04/20/2023	7	ALTERATIONS	13,380	05/15/2024	TCK	100	100
105	02/07/2017	7	ALTERATIONS	37,000	05/24/2018	NF	100	100
		12	CYCLICAL NON		04/11/2013	SF	100	100
420	08/01/2005	3	OUT BUILDING	2,365	03/28/2009	JH	100	100
371	06/17/2002	2	ADD	25,000	05/16/2003	TN	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,680	13 1.00	13J 1.00	A 1.00	252,080	1.72	A 1.00	R06 1.15			274,870

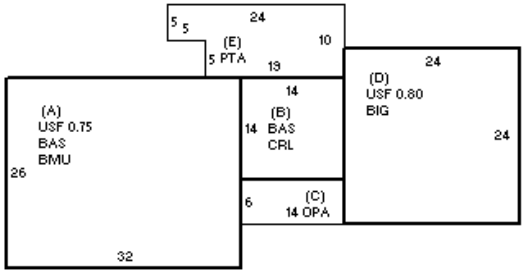
TOTAL	27,680 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	BLUEBERRY POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	274,900	259,300
BUILDING	485,300	458,400
DETACHED	1,800	1,800
OTHER	0	0
TOTAL	**762,000**	**719,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10 X 12	2006	120	21.39	1,800

PHOTO 06/04/2024



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/30/2020	TCK
LIST	5/1/2013	SF
REVIEW	6/4/2024	EMZ

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	2,113	DETAIL ADJ	1.000
$NLA(RCN)	$277	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,608
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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	832		60.18	50,070
A	BAS	L	BASE AREA	832	1986	266.52	221,741
A	USF	L	UPPER STORY FIN	624	1986	179.87	112,240
B	CRL	N	BSMT CRAWL	196		30.97	6,070
B	BAS	L	BASE AREA	196	2002	266.52	52,237
C	OPA	N	OPEN PORCH	84		51.00	4,284
D	BIG	N	BUILT-IN GARAGE	576		49.64	28,591
D	USF	L	UPPER STORY FIN	461	2002	179.87	82,921
E	PTA	N	PATIO	215		14.60	3,139
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	584,717
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1999 / 24
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	$485,300