Key: 4678

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,890

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WATERMAN GREGG S & GINA **9207 BERGAMOT DRIVE** **PROSPECT, KY 40059**	**101-82-0**	**43 HENRYS ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WATERMAN GREGG S & GINA	07/29/2011	A	85,000	25593-49
PERETTI DANIEL &	02/10/2005	J	53,000	19520-083
LELAND PAUL FREDERICK ETA	03/06/1996	A	100	10089-325

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

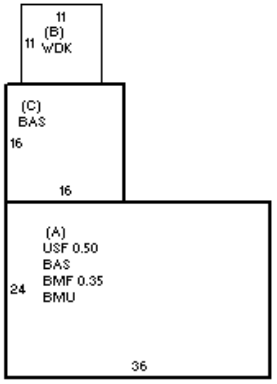
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		12/02/2020	TCK	100	100
		12	CYCLICAL NON		04/03/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,500	13 1.00	A 1.00	A 1.00	219,200	2.17	A 1.00	R02 1.00			223,920

TOTAL	20,500 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	223,900	211,300
BUILDING	363,000	342,900
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**588,000**	**555,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X12		96	22.01	1,100

PHOTO 12/02/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/2/2020	TCK
LIST	12/2/2020	EST
REVIEW	2/8/2021	MR

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,552	DETAIL ADJ	1.000
$NLA(RCN)	$339	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	$12,012
GARAGE SPACES	0	1.00
% BSMT FIN	35	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		68.15	58,877
A	BMF	N	BSMT FINISH	302		46.59	14,069
A	USF	L	UPPER STORY FIN	432	1971	214.51	92,669
B	WDK	N	WOOD DECK	121		45.27	5,478
+	BAS	L	BASE AREA	1,120	1971	293.25	328,438
	F21	O	FPL 2S 1OP	1		11,724.40	11,724
	ODS	O	OUTDOOR SHOWER	1		2,789.30	2,789

TOTAL RCN	526,058
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	$363,000		