

Key: 4831

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.047

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCGUANE FRANK L JR & C/O MCGUANE FRANK L JR TRUSTEE & 9601 SILVER HILL CIRCLE LONE TREE, CO 80124				126-20-0				3825 MAIN STREET				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCGUANE FRANK L JR TRUSTE				08/05/2024	F	1	36500-278	
MCGUANE FRANK L JR &				05/24/2022	U	250,000	35141-49					
KAVANAGH BRIGID				09/11/1992	QS	44,000	8200-207					

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	%
23-395	08/15/2023	7	ALTERATIONS	12,000	07/11/2024	TCK	100	100
22-1032	02/15/2023	7	ALTERATIONS	10,400	07/11/2024	TCK	100	100
824	12/29/2022	7	ALTERATIONS	25,000	07/11/2024	TCK	100	100
	05/24/2022	15	SALE REVIEW	250,000	05/18/2023	JMG	100	100
798	10/12/2017	7	ALTERATIONS	2,000	07/11/2024	TCK	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,255	10	1.00	A	219,200	2.19	A	1.00	R03	1.00	223,360
350	A	0.060	10	1.00	A	2,100	1.00	A	1.00	TWP	1.00	130

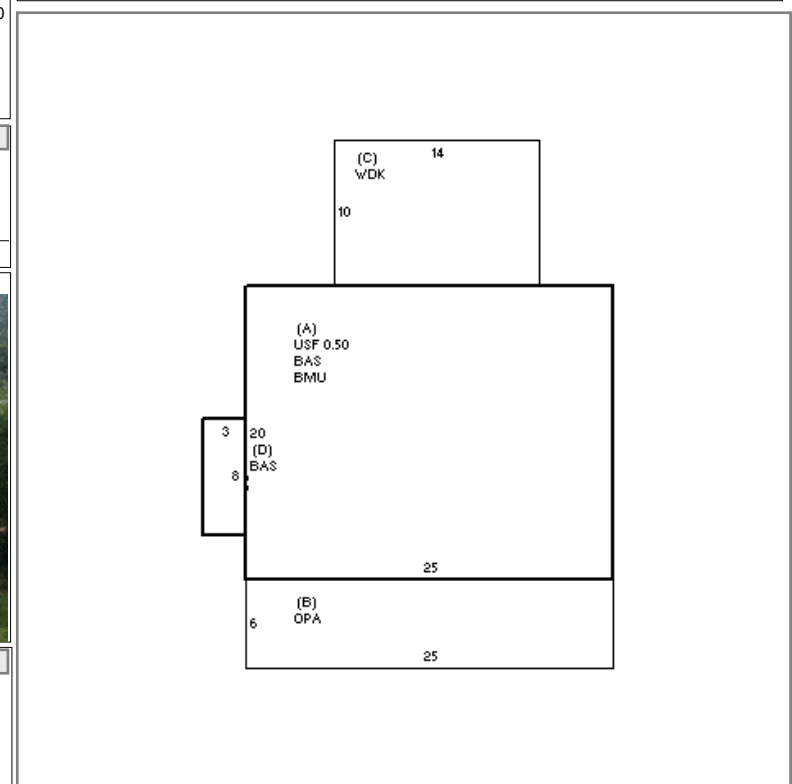
TOTAL	22,875 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE Added wetlands per plan and new mapping 4/5/07cc	LAND	223,500	210,900			
St Ind	AVERAGE		BUILDING	164,300	120,900			
Infl	AVERAGE		DETACHED	4,300	4,300			
			OTHER	0	0			
			TOTAL	392,100	336,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X20		200	20.77	3,300
SHF	L	0.80	30 0.70 8X10		80	17.61	1,000



BUILDING	CD	ADJ	DESC	MEASURE	12/10/2007	JH
MODEL	1		RESIDENTIAL	LIST	12/10/2007	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	7/29/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	241,610
NET AREA	774	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BMU	N	BSMT UNFINISHED	500		63.51	31,753		
\$NLA(RCN)	\$312	OVERALL	0.950	EXT COVER	5	ASBESTOS	0.95	A	BAS	L	BASE AREA	500	1910	285.69	142,847		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	250	1910	176.44	44,110		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	150		47.50	7,125		
				FLOOR COVER	2	SOFTWOOD	1.00	C	WDK	N	WOOD DECK	140		37.24	5,214		
				INT FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	24	1910	285.71	6,857		
				HEATING/COOL	5	ELECTRIC BB	1.00										
				FUEL SOURCE	3	ELECTRIC	0.95										



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	1.75	1.00	EXTERIOR	G
ROOMS	4	1.00	INTERIOR	G
BEDROOMS	2	1.00	KITCHEN	G
BATHROOMS	1	1.00	BATHS	G
FIXTURES	3	\$3,705	HEAT/ELEC	A
GARAGE SPACES	0	1.00		
% BSMT FIN	0	1.00		
# 1/2 BATHS	0	1.00		
# OF UNITS	1	1.00		

EFF.YR/AGE	1969 / 54
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$164,300