Key: 486

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 505

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VAN GRINSVEN JOHN R & VAN GRINSVEN BONNIE H 1784 SUFFOLK DOWNS WEST CHESTER, PA 19380	68-84-0	49 GOULD DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VAN GRINSVEN JOHN R &	01/19/2018	O	625,000	(215218)
CIGNONI RUTH P TRUSTEE	08/03/2009	J	1	(DOC# 1,120,563)
CIGNONI RUTH P TRUSTEE	08/03/2009	DC		(DOC# 1,120,561)

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

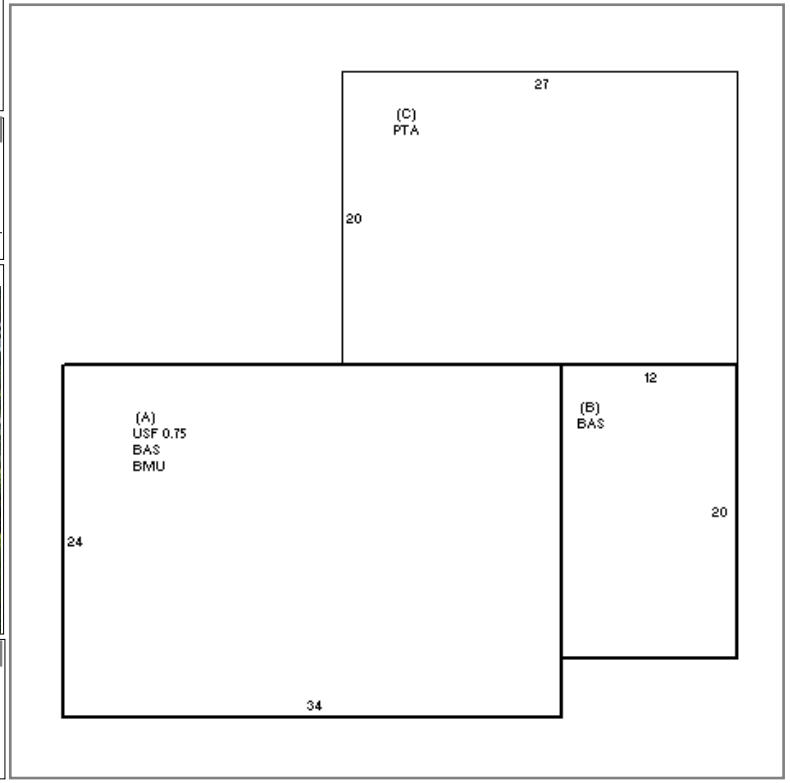
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		5	OTHER		11/08/2019	JMG	100	100
538	06/26/2018	7	ALTERATIONS	25,000	07/08/2019	NF	100	100
119	02/12/2018	7	ALTERATIONS	40,000	07/08/2019	NF	100	100
	01/19/2018	16	MLS REVIEW	625,000	02/08/2019	JMG	100	100
38	02/09/2010	7	ALTERATIONS	1,820	03/23/2012	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,860	5 1.00	A 1.00	A 1.00	767,200	2.32	A 1.00	PFG 3.50			772,230

TOTAL	18,860 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	772,200	728,600
BUILDING	395,200	377,900
DETACHED	1,900	1,900
OTHER	0	0
TOTAL	**1,169,300**	**1,108,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 12	2018	96	22.01	1,900

PHOTO 07/08/2019

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	11/8/2019	JMG
LIST	11/8/2019	JMG
REVIEW	11/8/2019	JMG

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,668	DETAIL ADJ	1.000
$NLA(RCN)	$293	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,555
GARAGE SPACES	0	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	1	HARDWOOD	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	816		61.95	50,551
A	USF	L	UPPER STORY FIN	612	1976	193.04	118,141
+	BAS	L	BASE AREA	1,056	1976	274.35	289,718
C	PTA	N	PATIO	540		12.52	6,762
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN 487,922

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A

EFF.YR/AGE 1995 / 28

COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81

RCNLD $395,200