Key: 5681

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,899

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NADEAU GREGORY DOUGLAS & GAIL MELINDA &	74-29-0	99 SHEEP POND DRIVE
C/O NADEAU GREGORY DOUGLAS & GAIL MELIND		
645 DEER TRAIL		
DURANGO, CO 81301		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NADEAU GREGORY DOUGLAS &	02/22/2024	J	262,500	36232-304
NADEAU GREGORY DOUGLAS &	12/06/2022	A	525,000	35525-188
KNIGHT MARIE O TRUSTEE	11/29/2005	F	1	20514-177

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

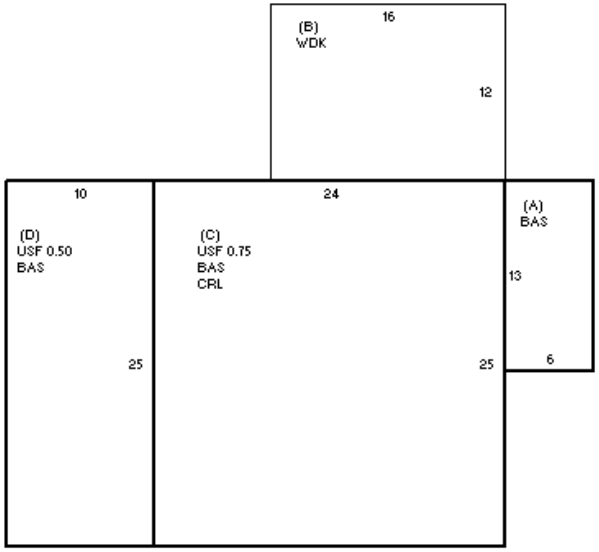
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	12/06/2022	15	SALE REVIEW	525,000	07/13/2023	JMG	100	100
603	09/15/2020	7	ALTERATIONS	7,878	12/23/2020	NF	100	100
		12	CYCLICAL NON		11/09/2011	MR	100	100
		12	CYCLICAL NON		11/19/2003	JB	100	100
470	08/06/2002	7	ALTERATIONS	14,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,250	15 1.00	15A 1.00	A 1.00	328,800	2.77	A 1.00	R04 1.50			319,140

TOTAL	15,250 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	SHEEP POND EST.				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	319,100	301,100
BUILDING	260,400	246,000
DETACHED	9,300	9,200
OTHER	0	0
TOTAL	**588,800**	**556,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	20X22		440	30.15	9,300

PHOTO 03/02/2021

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	3/2/2021	NF
LIST	11/9/2011	MR
REVIEW	11/8/2021	EMZ

BLDG COMMENTS

INFO @ DOOR 3/2/21

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	1,503	DETAIL ADJ	1.000
$NLA(RCN)	$255	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,566
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	5	OTHER	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	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	928	1969	258.23	239,640
B	WDK	N	WOOD DECK	192		38.02	7,300
C	CRL	N	BSMT CRAWL	600		29.45	17,672
+	USF	L	UPPER STORY FIN	575	1969	180.15	103,587
	MST	O	MAS/METAL STACK	1		4,876.20	4,876
	ODS	O	OUTDOOR SHOWER	1		2,342.60	2,343

TOTAL RCN	382,985

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

EFF.YR/AGE	1969 / 54	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$260,400