

Key: 6032

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.259

LEG  
AL  
LAND

CURRENT OWNER		PARCEL ID		LOCATION											
WINICK ANDREW & JONES BARBARA 212 RIDGEWOOD ROAD BALTIMORE, MD 21210		23-52-0		2 JOHN WINGS LANE											
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)										
WINICK ANDREW & JONES BAR		04/22/2005	QS	1,250,000	19750-196										
PARROTT EUGENE H TRUSTEE		06/06/2003	F	1 17044-323											
PARROTT EUGENE H		07/09/2001	A	1 14018-175											
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	60,000	12	1.00	12E	1.00	A	1.00	416,480	1.00	A	1.00	PF4	1.90	576,360
300	A	1,593	12	1.00	12E	1.00	A	1.00	22,800	1.00	A	1.00	PF4	1.90	36,320

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 %
645	09/28/2020	7	ALTERATIONS	7,480	12/22/2020	NF	100 100
765	09/04/2018	7	ALTERATIONS	13,000	07/24/2019	NF	100 100
NP		12	CYCLICAL NON		12/28/2007	JH	100 100

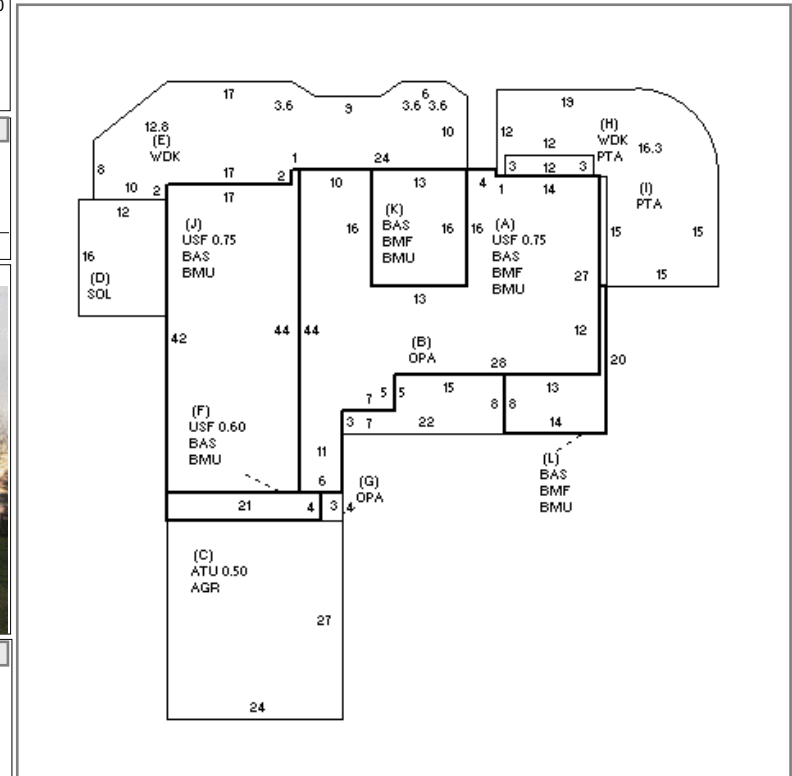
DET  
ACHED

TOTAL	2.970 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	SUBDIV OF M36 PARCEL 37 FOR FY 97 CHANGED ST INDEX TO 12e IN FY 2001. HOUSE ALSO FRONTS CANOE PND - NO RIGHTS.				LAND	612,700	578,000
St Ind	CANOE POND					BUILDING	1,067,000	1,020,500
Infl	AVERAGE					DETACHED	2,200	2,200
						OTHER	0	0
						<b>TOTAL</b>	<b>1,681,900</b>	<b>1,600,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50 14X16		224	19.84	2,200	12/22/2020



**BLDG COMMENTS**  
Master Bath = 5 Fixtures, Extra Fixture in Laundry Room and Wet Bar in BMF



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G

BUILDING	CD	ADJ	DESC	MEASURE	12/5/2019	JMG
MODEL	1		RESIDENTIAL	LIST	12/5/2019	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	1/26/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1990	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,643	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$366	OVERALL	1.050	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	2	GAS	1.00
CAPACITY		UNITS	ADJ				
STORIES		1.75	1.00				
ROOMS		14	1.00				
BEDROOMS		4	1.00				
BATHROOMS		3	1.00				
FIXTURES		15	\$26,618				
GARAGE SPACES		2	1.00				
% BSMT FIN		65	1.00				
# 1/2 BATHS		1	1.00				
# OF UNITS		1	1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,231		60.78	135,592
+	BMF	N	BSMT FINISH	1,389		43.41	60,300
+	BAS	L	BASE AREA	2,023	1990	293.74	594,238
+	USF	L	UPPER STORY FIN	1,412	1990	213.62	301,627
+	OPA	N	OPEN PORCH	153		66.20	10,129
C	AGR	N	ATT GARAGE	648		49.08	31,802
C	ATU	N	ATTIC UNF	324		70.71	22,909
D	SOL	N	SOLARIUM	192		153.72	29,514
+	WDK	N	WOOD DECK	655		51.90	33,996
H	PTA	N	PATIO	36		30.53	1,099
I	PTA	N	PATIO	521		15.79	8,226
K	BAS	L	BASE AREA	208	1990	293.74	61,098
	F21	O	FPL 2S 1OP	1		13,440.40	13,440
	ODS	O	OUTDOOR SHOWER	1		3,197.60	3,198

TOTAL RCN	1,333,786
<b>CONDITION ELEM CD</b>	
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A
<b>EFF.YR/AGE</b> 1993 / 30	
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
<b>RCNLD</b>	<b>\$1,067,000</b>