Key: 7024

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,252

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LORCH ROBERT F JR & LORCH ELIZABETH P 4878 WYNDHURST ROAD LEXINGTON, KY 40515	52-148-0	105 BROOK TRAIL ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LORCH ROBERT F JR &	05/28/1991	QS	130,000	7547-293

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

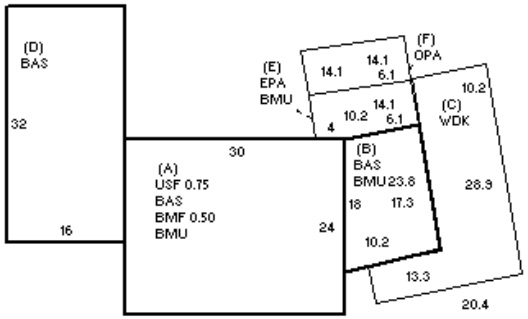
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1124	12/20/2023	2	ADD	400,000	05/31/2024	TCK	0	90
807	09/19/2018	7	ALTERATIONS	20,000	07/16/2019	NF	100	100
NP		12	CYCLICAL NON		04/24/2007	JH	100	100
627	09/14/2006	7	ALTERATIONS	4,430	04/24/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,600	14 1.00	A 1.00	A 1.00	252,080	2.08	A 1.00	R03 1.15			260,110

TOTAL	21,600 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	260,100	266,700
BUILDING	320,900	304,100
DETACHED	0	800
OTHER	0	0
TOTAL	**581,000**	**571,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/12/2024

BLDG COMMENTS

BMF=FAM RM
INTERIOR ESTIMATED PER PLANS 5/30/2024

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	5/31/2024	TCK
LIST	5/30/2024	TCK
REVIEW	6/12/2024	EMZ

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,977	DETAIL ADJ	1.000
$NLA(RCN)	$301	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
GARAGE SPACES	0	1.00
% BSMT FIN	50	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,015		59.29	60,176
A	BMF	N	BSMT FINISH	360		42.35	15,247
+	BAS	L	BASE AREA	925	1965	253.65	234,625
A	USF	L	UPPER STORY FIN	540	1965	195.01	105,306
C	WDK	N	WOOD DECK	349		41.16	14,365
D	BAS	L	BASE AREA	512	2023	253.65	129,868
E	EPA	N	ENCLOSED PORCH	90		97.21	8,749
F	OPA	N	OPEN PORCH	86		52.50	4,515
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	594,234
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	E
KITCHEN	E
BATHS	E
HEAT/ELEC	E
EFF.YR/AGE	2022 / 1
COND	1 1 %
FUNC	45 UC
ECON	0
DEPR	46 % GD 54
RCNLD	$320,900