

Key: 7221

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.449

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CURRENT OWNER				PARCEL ID				LOCATION			
TESTARMATA JOHN C & PATRICIA T 7211 ORICLE LANE LONGMONT, CO 80503				84-13-0				38 NEWPORT ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TESTARMATA JOHN C & PATRI KEARNS THOMAS M				05/27/1999 03/15/1993	F A	148,888 100	12300-159 8479-320				

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	%
703	09/20/2022	7	ALTERATIONS	4,390	03/01/2023	TCK	100	100
387	04/28/2021	7	ALTERATIONS	10,648	04/13/2022	TCK	100	100
		14	CYCLICAL GRO		03/20/2017	NF	100	100
1158	12/12/2016	5	OTHER	820	03/20/2017	NF	100	100
378	05/22/2015	7	ALTERATIONS	2,900	04/26/2016	WFF	100	100

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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,400	15 1.00	A 1.00	A 1.00	328,800	3.32	A 1.00	R04	1.50		310,850

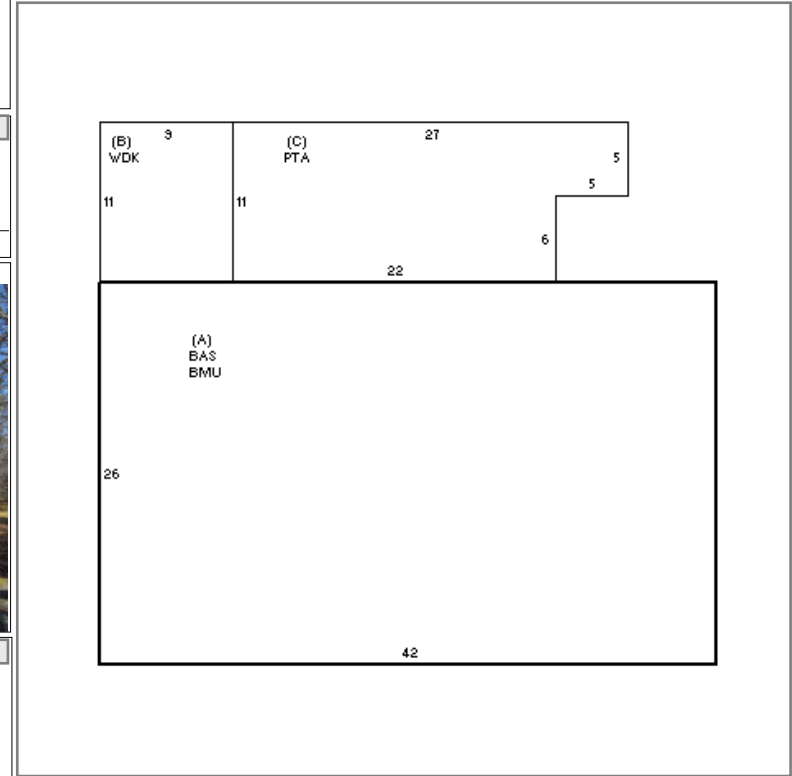
TOTAL	12,400 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	N O T E	LAND	310,900	293,300			
St Ind	AVERAGE		BUILDING	302,300	289,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>613,200</b>	<b>582,600</b>			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	3/10/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/10/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/29/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	1,092	DETAIL ADJ	1.000
\$NLA(RCN)	\$359	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,092		59.29	64,741
A	BAS	L	BASE AREA	1,092	1988	274.35	299,596
B	WDK	N	WOOD DECK	99		41.16	4,075
C	PTA	N	PATIO	267		15.03	4,012
F11	O		FPL 1S 1OP	1		8,018.90	8,019
ODS	O		OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	392,533
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1988 / 35
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$302,300