

Key: 7546

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.772

LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION											
NITSCH ROBERT A JR & MICHELLE MARIE CO-TRUSTEES 20450 N 100TH PLACE SCOTTSDALE, AZ 85255		95-186-0		171 MACLEAN ROAD											
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)										
		06/30/2021	A	100	34260-153										
		02/21/2014	V	680,000	27996-290										
		08/03/2012	V	690,000	26557-75										
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	60,000	13	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	R03	1.00	303,350
300	A	0.848	13	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00	10,180

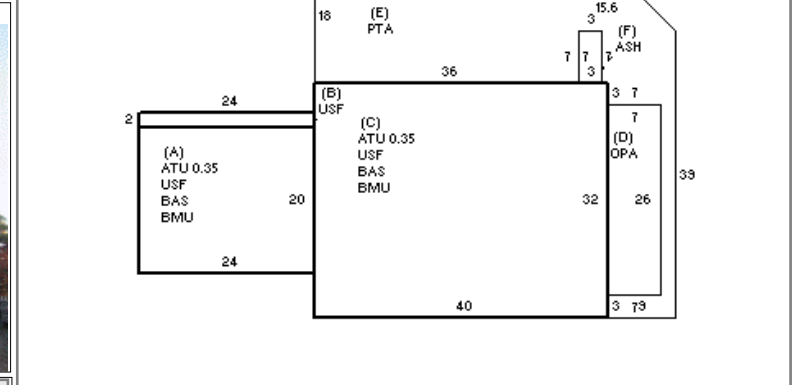
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
767	10/30/2020	7	ALTERATIONS	1,600	11/10/2020	TCK	100 100
511	08/11/2020	3	OUT BUILDING	10,400	11/10/2020	TCK	100 100
2021-25		13	SPLIT/SUB/LA		06/10/2020	JMG	100 100
919	10/07/2016	77	SOLAR PANELS	18,000	04/10/2017	MR	100 100
574	10/21/2008	5	OTHER	6,000	04/26/2010	JH	100 100

LEGAL LAND

TOTAL	2.225 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	FY21 Combine 95-186 & 95-138 to remain 95-186 per plot plan			LAND	313,500	295,800
St Ind	AVERAGE		BUILDING	878,000	841,200			
Infl	AVERAGE		DETACHED	3,600	3,500			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,195,100</b>	<b>1,140,500</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	12X16		20.77	3,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/10/2020	TCK
MODEL	1		RESIDENTIAL	LIST	3/12/2009	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/23/2020	MR
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
47 SOLAR PANELS

BUILDING

YEAR BLT	2008	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,272,417
NET AREA	3,568	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,760		75.54	132,957		
\$NLA(RCN)	\$357	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	480	2008	349.48	167,748		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	168		78.86	13,249		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,808	2008	227.18	410,746		
				FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BASE AREA	1,280	2008	349.48	447,329		
				INT FINISH	2	DRYWALL	1.00	C	ATU	N	ATTIC UNF	448		78.86	35,330		
				HEATING/COOL	2	HOT WATER	1.00	D	OPA	N	OPEN PORCH	182		73.84	13,439		
				FUEL SOURCE	1	OIL	1.00	E	PTA	N	PATIO	907		17.61	15,973		
								F	ASH	N	ATT SHED	21		43.04	904		
									MST	O	MAS/METAL STACK	1		7,424.00	7,424		
									ODS	O	OUTDOOR SHOWER	1		3,566.50	3,567		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2008 / 15
																COND	13 13 %
																FUNC	18 overbuilt
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$878,000