

Key: 827

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 848

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BREWSTER OVERLOOK LLC 6044 WINDY HOLLOW COURT LOVELAND, OH 45140				91-36-0				27 CAPTAIN DUNBAR ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BREWSTER OVERLOOK LLC				05/24/2021	B	1	34143-113				
BEHLING ROBERT P &				09/30/2011	QS	476,000	25719-158				
LAURIN THERESA C &				09/30/2011	F		25719-151				

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	%
412	05/17/2022	7	ALTERATIONS	5,000	02/24/2023	TCK	100	100
848	09/21/2021	7	ALTERATIONS	4,000	04/26/2022	TCK	100	100
330	04/23/2018	7	ALTERATIONS	3,800	06/27/2019	NF	100	100
359	04/29/2013	7	ALTERATIONS	5,100	08/08/2014	RJM	100	100
276	04/23/2012	7	ALTERATIONS	35,000	02/04/2013	MR	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,300	6	1.00	A	1,139,840	10.00	A	1.00	BG+	5.20	863,520

TOTAL	3,300 SF	ZONING	RM	FRNT	0	ASSESSED	863,500	CURRENT	115,800	PREVIOUS	814,700
Nbhd	NBHD 6	NOTE	LAND	0	0	0	0	979,300	924,000		
St Ind	AVERAGE		BUILDING	0	0	0	0				
Infl	AVERAGE		DETACHED	0	0	0	0				
			OTHER	0	0	0	0				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	3/28/2023	EMZ
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS	
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(D) 6 BAS 7	(C) 13 EPA 6
(A) USF 0.50 BAS 20	
(B) 6 EPA 15	

YEAR BLT	1915 <th>SIZE ADJ</th> <td>1.000 </td>	SIZE ADJ	1.000
NET AREA	642 <th>DETAIL ADJ</th> <td>1.000 </td>	DETAIL ADJ	1.000
\$NLA(RCN)	\$273	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$3,615
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	1	PIER	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	2	SOFTWOOD	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	7	FL/WALL UN	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	175,417
+	BAS	L	BASE AREA	442	1915	278.78	123,220	CONDITION ELEM CD	
A	USF	L	UPPER STORY FIN	200	1915	172.17	34,433	EXTERIOR	G
+	EPA	N	ENCLOSED PORCH	168		70.89	11,910	INTERIOR	A
	ODS	O	OUTDOOR SHOWER	1		2,238.70	2,239	KITCHEN	G
								BATHS	G
								HEAT/ELEC	A

EFF.YR/AGE	1965 / 58
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$115,800