

Key: 856

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 887

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCLAUGHLIN JULIA F TRUSTEE JULIA F MCLAUGHLIN TRUST 1726 OLD FORGE ROAD CHARLOTTESVILLE, VA 22901				91-17-0				34 KINGFISHER CARTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCLAUGHLIN JULIA F TRUSTE MCLAUGHLIN DR ROBERT E &				09/23/2022	F		1 35383-227				
				11/12/1973	XX		1963-275				

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	%
23-880	08/31/2023	7	ALTERATIONS	6,000	04/25/2024	NF	100	100
		14	CYCLICAL GRO		06/27/2023	JMG	100	100
141	03/08/2007	3	OUT BUILDING	2,190	06/29/2007	JH	100	100
183	04/06/2006	7	ALTERATIONS	18,000	06/29/2007	JH	100	100
5	01/07/2002	3	OUT BUILDING	2,415			100	100

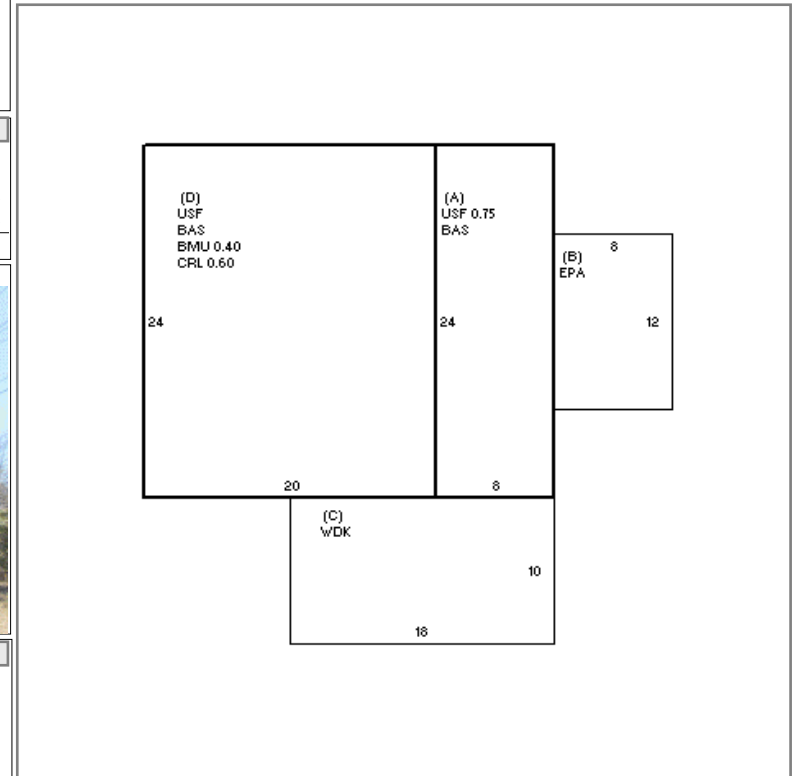
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,300	6	1.00	A	1,139,840	6.13	A	1.00	BG+	5.20	1,010,250

TOTAL	6,300 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	1,010,300	953,100
St Ind	AVERAGE		LAND	256,800	242,500			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
						TOTAL	1,268,300	1,196,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X10	2007	80	22.01	1,200



BUILDING	CD	ADJ	DESC	MEASURE	11/25/2020	NF
MODEL	1		RESIDENTIAL	LIST	6/29/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/18/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,296	DETAIL ADJ	1.000
\$NLA(RCN)	\$275	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$6,500	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	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	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	672	1950	290.87	195,465
+	USF	L	UPPER STORY FIN	624	1998	183.85	114,721
B	EPA	N	ENCLOSED PORCH	96		92.57	8,887
C	WDK	N	WOOD DECK	180		39.20	7,056
D	CRL	N	BSMT CRAWL	288		30.36	8,745
D	BMU	N	BSMT UNFINISHED	192		66.85	12,835
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	356,624
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$256,800