

Key: 951

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.055

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CURRENT OWNER		PARCEL ID	LOCATION		
PECK FRANK L & MARGARET J C/O PECK FRANK L C/O REBECCA LYNN HELMS 134 MILLER LANE BETHEL SPRINGS, TN 38315		103-1-0	187 LINNELL LANDING ROAD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PECK FRANK L		02/06/2024	ML		3184-68
PECK FRANK L & MARGARET J		10/31/1980	XX	75,000	3184-68

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
412	06/06/2012	7	ALTERATIONS	8,000	02/01/2013	SF	100	100
426	08/19/2011	7	ALTERATIONS	9,800	03/01/2012	MR	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	23,587	7	1.00	A	1.00	A	1.00	876,800	1.94	A	1.00	BA+	4.00			921,960

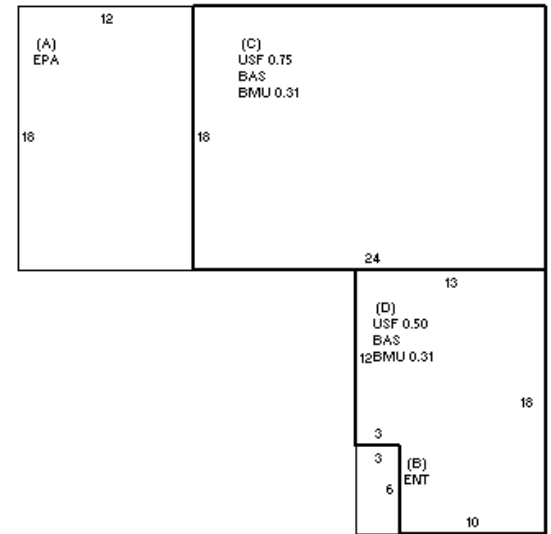
TOTAL	23,587 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 7	NOTE				LAND	922,000	869,800
St Ind	AVERAGE		BUILDING	174,200	164,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	134,800	127,300			
						<b>TOTAL</b>	<b>1,231,000</b>	<b>1,161,600</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/21/2021	MR
MODEL	1		RESIDENTIAL	LIST	1/21/2021	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	3/1/2021	MR
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,080	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	EPA	N	ENCLOSED PORCH	216		68.46	14,788
\$NLA(RCN)	\$269	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	B	ENT	N	ENCLOSED ENTRY	18		152.09	2,738
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	201		63.17	12,697
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	648	1930	274.87	178,117
				FLOOR COVER	2	SOFTWOOD	1.00	+	USF	L	UPPER STORY FIN	432	1930	175.51	75,820
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOL	2	HOT WATER	1.00								
				FUEL SOURCE	1	OIL	1.00								



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TOTAL RCN	290,303
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$174,200

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LEGAL

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

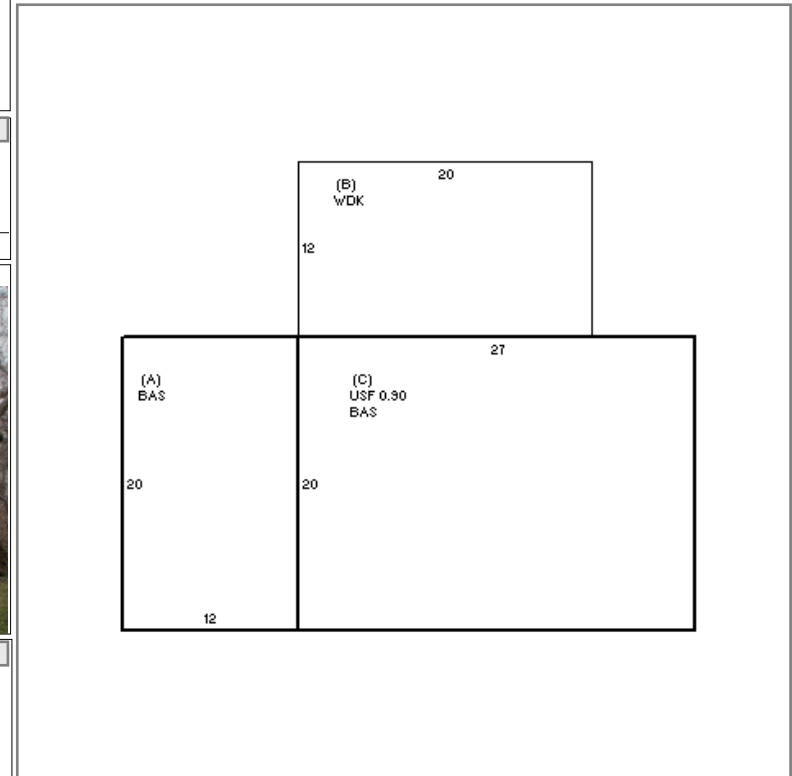
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	134,800	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/21/2021	NF
MODEL	1		RESIDENTIAL	LIST	1/21/2021	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	3/1/2021	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	224,683		
NET AREA	1,266	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	240	1930	196.34	47,121	CONDITION ELEM	CD		
\$NLA(RCN)	\$177	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	240		26.46	6,350	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	540	1930	196.34	106,022	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	USF	L	UPPER STORY FIN	486	1930	125.36	60,927	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		1,630.10	1,630	BATHS	A		
				INT FINISH	3	WD PANEL	1.00									HEAT/ELEC	A		
				HEATING/COOL	13	NONE	0.90												
				FUEL SOURCE	8	NONE	0.95												
																		EFF.YR/AGE	1933 / 90
																		COND	40 40 %
																		FUNC	0
																		ECON	0
																		DEPR	40 % GD 60
																		RCNLD	\$134,800