

Key: 1252

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.362

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |   |             |  | LOCATION          |  |  |  |
|--|--|--|--|------------|---|-------------|--|-------------------|--|--|--|
| SODLOSKY CYNTHIA & OSIECKI MARY ELLEN<br>13127 SOUTHWEST SEAPORT AVENUE<br>PORT ST LUCIE, FL 34987 |  |  |  | 101-65-0   |   |             |  | 111 PURITAN DRIVE |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T | SALE PRICE  |  | BK-PG (Cert)      |  |  |  |
| SODLOSKY CYNTHIA & FITZGERALD JOSEPH D ETAL  |  |  |  | 05/04/2009 | A | 1 23667-139 |  | 1 14121-288       |  |  |  |
| DOHERTY WILLIAM A JR   |  |  |  | 08/08/2001 | A | 1 14121-288 |  | 1 14121-286       |  |  |  |

| 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    | %   |
| 510    | 06/02/2021 | 7             | ALTERATIONS  | 3,591  | 04/19/2022 | TCK | 100    | 100 |
|        |            | 12            | CYCLICAL NON |        | 12/28/2020 | TCK | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |         |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 15,217   | 13   | 1.00   | 13K  | 1.00     | A   | 1.00 | 252,080 | 2.78 | A          | 1.00      | R04 | 1.15 |  | 244,640 |

| TOTAL  | 15,217 SF  | ZONING | RM       | FRNT    | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|--------|------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd   | NBHD 13    | NOTE   |          |         |         | LAND         | 244,600        | 230,800        |
| St Ind | FOX MEADOW |        | BUILDING | 314,100 | 296,700 |              |                |                |
| Infl   | AVERAGE    |        | DETACHED | 0       | 0       |              |                |                |
|        |            |        | OTHER    | 0       | 0       |              |                |                |
|        |            |        |          |         |         | <b>TOTAL</b> | <b>558,700</b> | <b>527,500</b> |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BLDG COMMENTS |
|---------------|
|               |

| BUILDING | CD | ADJ  | DESC            | MEASURE | 12/28/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 12/28/2020 | EST |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 4/29/2022  | MR  |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |            |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |            |     |

| YEAR BLT   | 1989  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 1,334 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | + | BMU | N | BSMT UNFINISHED | 912   |      | 57.23     | 52,194  |
| \$NLA(RCN) | \$294 | OVERALL    | 0.970 | EXT COVER    | 1  | WD SHINGLE  | 1.00 | + | BAS | L | BASE AREA       | 912   | 1989 | 258.23    | 235,509 |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | A | USF | L | UPPER STORY FIN | 422   | 1989 | 180.15    | 76,025  |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | B | WDK | N | WOOD DECK       | 180   |      | 38.02     | 6,844   |
|            |       |            |       | FLOOR COVER  | 3  | W/W CARPET  | 1.00 | C | OPA | N | OPEN PORCH      | 48    |      | 48.50     | 2,328   |
|            |       |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 9,846.50  | 9,847   |
|            |       |            |       | HEATING/COOL | 5  | ELECTRIC BB | 1.00 |   | ODS | O | OUTDOOR SHOWER  | 1     |      | 2,342.60  | 2,343   |
|            |       |            |       | FUEL SOURCE  | 3  | ELECTRIC    | 0.95 |   |     |   |                 |       |      |           |         |

| TOTAL RCN | 392,655 | CONDITION ELEM | CD         |
|-----------|---------|----------------|------------|
|           |         | EXTERIOR       | G          |
|           |         | INTERIOR       | A          |
|           |         | KITCHEN        | A          |
|           |         | BATHS          | A          |
|           |         | HEAT/ELEC      | A          |
|           |         | EFF.YR/AGE     | 1993 / 30  |
|           |         | COND           | 20 20 %    |
|           |         | FUNC           | 0          |
|           |         | ECON           | 0          |
|           |         | DEPR           | 20 % GD 80 |
|           |         | RCNLD          | \$314,100  |

