

Key: 1612

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.750

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
BAIN VINCENT R JR & VICTORIA A & C/O BAIN VINCENT R JR & VICTORIA A TRUST 13958 EASTPOINTE COURT PALM BEACH GARDENS, FL 33418		78-69-0	51 CHURCH ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
BAIN VINCENT R JR & VICTO		01/11/2024	F	1	36175-294	
BAIN VINCENT R JR & VICTO		02/26/2021	T	575,000	33835-91	
CAMELIO PATRICIA L TRUSTE		02/09/2021	DC		20724-336	

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	%
564	02/26/2021	15	SALE REVIEW	575,000	02/15/2022		100	100
306	06/24/2016	7	ALTERATIONS	5,199	02/03/2017	NF	100	100
	07/20/1993	5	OTHER	6,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,000 5	1.00 5-A	1.00 A	1.00	372,640	3.18	A	1.00	R07	1.70	353,880

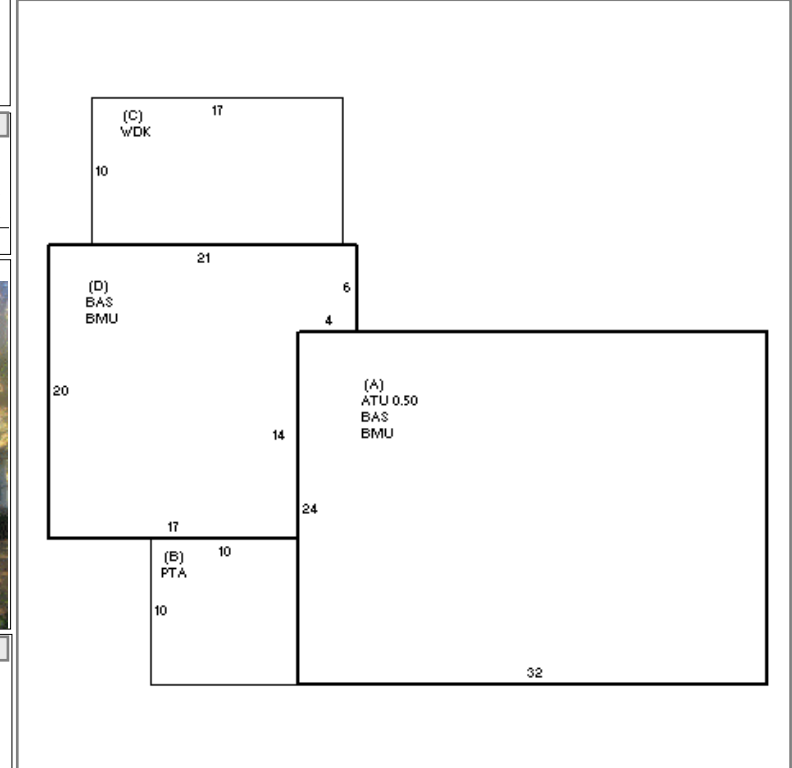
TOTAL	13,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	353,900	333,900			
St Ind	CATHEDRAL RD		BUILDING	335,500	316,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	689,400	650,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/4/2020	NF
MODEL	1		RESIDENTIAL	LIST	2/16/2022	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	2/16/2022	JMG
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	1,132	DETAIL ADJ	1.000
\$NLA(RCN)	\$423	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$7,800	
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	4	FLR & WALL	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,132		67.76	76,699
+	BAS	L	BASE AREA	1,132	1969	304.67	344,891
A	ATU	N	ATTIC UNF	384		64.08	24,607
B	PTA	N	PATIO	100		21.95	2,195
C	WDK	N	WOOD DECK	170		47.04	7,997
	F21	O	FPL 2S 1OP	1		12,181.20	12,181
	ODS	O	OUTDOOR SHOWER	1		2,898.00	2,898

TOTAL RCN	479,268
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$335,500