

Key: 1986

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.139

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
FRENCH WENDY E TRUSTEE THE TODD & JESSICA NOMINEE TR 208-3 SOUTHARD STREET KEY WEST, FL 33040		57-10-0	9-11 BREAKWATER ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
FRENCH WENDY E TRUSTEE		10/13/2004	F	1	19127-300	
FRENCH DAVID A TRUSTEE		04/25/1994	A	100	9159-186	
FRENCH DAVID A & WENDY E		03/20/1992	QS	100,000	7929-261	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
302	05/12/2006	7	ALTERATIONS	650	07/06/2007	JH	100	100
674	11/04/2003	7	ALTERATIONS	350			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,037	4	1.00	A	1.00	A	1.00	482,240	2.21	A	1.00	R10	2.20			490,250

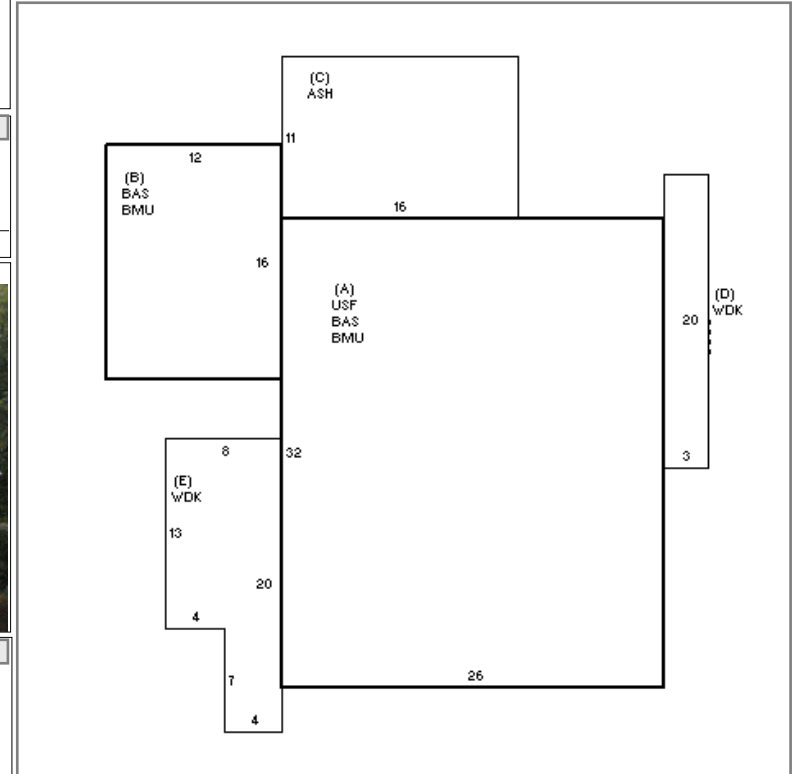
TOTAL	20,037 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	NOTE	LAND	490,300	462,500			
St Ind	AVERAGE		BUILDING	199,400	188,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	689,700	650,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	FDN=STONE
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/16/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/16/2020	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	1/19/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1870	SIZE ADJ	1.000
NET AREA	1,856	DETAIL ADJ	0.950
\$NLA(RCN)	\$269	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,781	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	2	.95	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	OTHER	1.00	+	BMU	N	BSMT UNFINISHED	1,024		59.29	60,709
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,024	1870	260.64	266,892
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	832	1870	181.52	151,023
ROOF COVER	1	ASPH/CMP SH	1.00	C	ASH	N	ATT SHED	176		26.33	4,635
FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	192		39.10	7,508
INT FINISH	1	PLASTER	1.00								
HEATING/COOL	2	HOT WATER	1.00								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	498,546
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	20 LOC
DEPR	60 % GD 40
RCNLD	\$199,400