Key: 2386

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,541

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARNOY GILLES & JANE 5540 CRIBARI CIRCLE SAN JOSE, CA 95435	5-76-0	53 WAGON WHEEL LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARNOY GILLES & JANE	10/24/1997	QS	127,000	11023-267

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

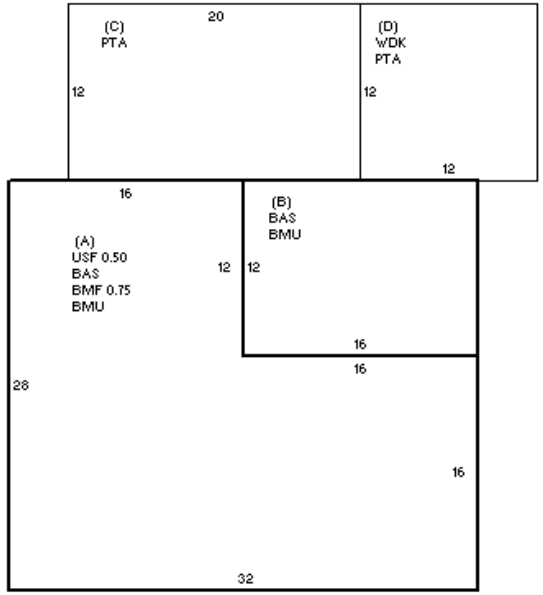
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		12	CYCLICAL NON		02/19/2008	JH	100	100
401	06/28/2002	2	ADD	1,000	05/05/2003	TN	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,916	12 1.00	12L 1.00	A 1.00	219,200	2.32	A 1.00	R03 1.00			220,770

TOTAL	18,916 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	BRIDLEPATH				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	220,800	208,300
BUILDING	336,300	317,600
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**558,300**	**527,100**



DETACHED

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

PHOTO 02/06/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/6/2018	NF
LIST	2/6/2018	EST
REVIEW	12/17/2019	MR

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,248	DETAIL ADJ	1.000
$NLA(RCN)	$355	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,346
GARAGE SPACES	0	1.00
% BSMT FIN	75	1.00
# 1/2 BATHS	0	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	896		63.13	56,565
A	BMF	N	BSMT FINISH	528		43.16	22,788
A	BAS	L	BASE AREA	704	1985	295.41	207,965
A	USF	L	UPPER STORY FIN	352	1985	198.73	69,951
B	BAS	L	BASE AREA	192	1985	295.40	56,718
C	PTA	N	PATIO	240		15.31	3,674
D	PTA	N	PATIO	144		17.02	2,450
D	WDK	N	WOOD DECK	144		41.95	6,040
	MST	O	MAS/METAL STACK	1		5,378.90	5,379
	ODS	O	OUTDOOR SHOWER	1		2,584.10	2,584

TOTAL RCN	442,460
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1985 / 38		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$336,300