

Key: 3397

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.609

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION								
POREMB MICHAEL S & POREMBA STEPHANIE H 733 21ST STREET HERMOSA BEACH, CA 90254				99-21-0				68 HORSESHOE WAY								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
POREMB MICHAEL S & PHELAN WILLIAM D JR & JOA				09/18/2012	QS	520,000	26683-75									
PHELAN WILLIAM D JR & JOA				02/06/2006	F	1	20716-215									
PHELAN WILLIAM D JR TRUS				07/16/1999	F	1	12413-297									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	31,400	13	1.00	13M	1.00	A	1.00	252,080	1.56	A	1.00	R04	1.15		283,610

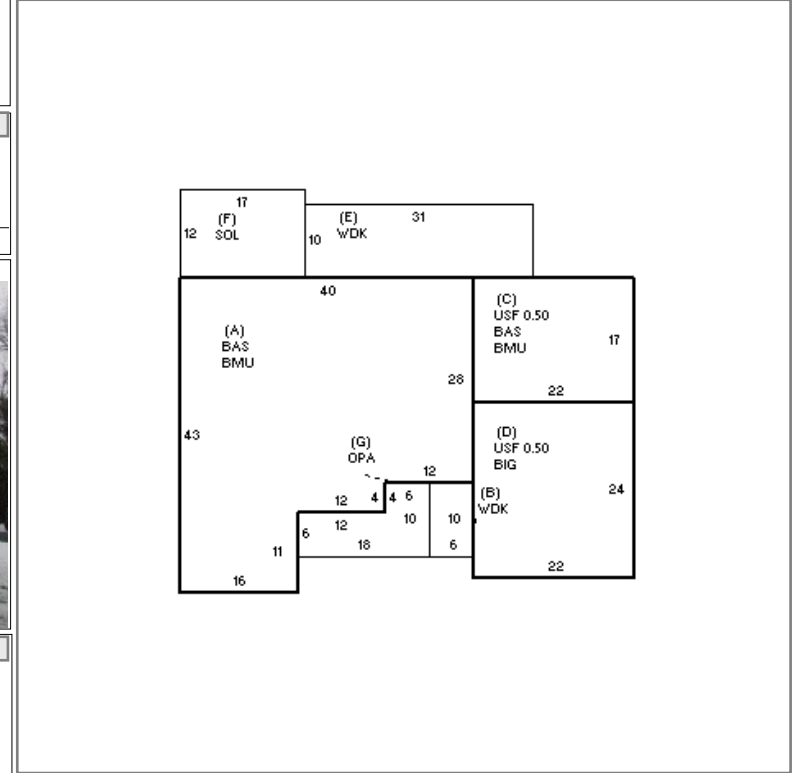
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
458	05/31/2013	7	ALTERATIONS	3,500	08/15/2014	RJM	100	100
		12	CYCLICAL NON		02/12/2013	MR	100	100
590	08/16/2012	2	ADD	6,000	02/12/2013	MR	100	100
758	12/13/2004	3	OUT BUILDING	2,000			100	100
45	01/23/2002	2	ADD	25,000	05/08/2003	TN	100	100

TOTAL	31,400 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	283,600	267,600			
St Ind	LUND FARM		BUILDING	761,200	718,900			
Infl	AVERAGE		DETACHED	1,800	1,800			
			OTHER	0	0			
			TOTAL	1,046,600	988,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	15 0.85 8X12	2004	96	22.01	1,800



BLDG COMMENTS  
GENERATOR



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2020	TCK
MODEL	1		RESIDENTIAL	LIST	5/8/2003	TN
STYLE	1	1.00	RANCH [100%]	REVIEW	2/12/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1999	SIZE ADJ	1.000
NET AREA	2,233	DETAIL ADJ	1.000
\$NLA(RCN)	\$411	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		9	\$15,666
GARAGE SPACES		2	1.00
% BSMT FIN		0	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,782		68.49	122,057
+	BAS	L	BASE AREA	1,782	1999	316.86	564,646
+	WDK	N	WOOD DECK	370		52.49	19,421
+	USF	L	UPPER STORY FIN	451	1999	248.69	112,157
D	BIG	N	BUILT-IN GARAGE	528		66.64	35,188
F	SOL	N	SOLARIUM	204		155.46	31,713
G	OPA	N	OPEN PORCH	132		66.95	8,837
	GFP	O	GAS FIREPLACE	1		4,185.70	4,186
	ODS	O	OUTDOOR SHOWER	1		3,233.70	3,234

TOTAL RCN	917,104
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1999 / 24
COND	17 17 %
FUNC	0 0
ECON	0
DEPR	17 % GD 83
RCNLD	\$761,200