

Key: 361

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 374

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
164 BREAKWATER LLC C/O JOE & KATHY GOMEZ 2720 SW SHERWOOD DRIVE PORTLAND, OR 97201				58-54-0				164-A & B BREAKWATER ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
164 BREAKWATER LLC				02/03/2021	B	10	33757-67				
VALENTINI SARAH & GOMEZ K				08/07/2020	QS	1,819,000	33146-133				
JRM INVESTMENT REALTY 201				08/30/2018	O	679,000	31497-221				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY		164A	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
887	12/11/2020	10	INGROUND POO	199,000	04/29/2021	TCK	100 100
498	08/06/2020	11	CHANGE OF US	1,000	10/07/2020	NF	100 100
1076	12/19/2018	1	NEW CONSTRUC	552,900	10/07/2020	NF	100 100
NP		12	CYCLICAL NON		09/10/2007	JH	100 100
87	03/08/2005	7	ALTERATIONS	6,300			100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	4	1.00	A	1.00	A	1.00	767,200	1.00	A	1.00	BAV	3.50		1,061,720
300	A	0.003	4	1.00	A	1.00	A	1.00	42,000	1.00	A	1.00	BAV	3.50		130

TOTAL	1.380 Acres				ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4				NOTE				LAND	1,061,900	1,001,800
St Ind	AVERAGE					LAND			BUILDING	1,070,600	1,021,700
Infl	AVERAGE					DETACHED			OTHER	62,400	61,900
						OTHER			TOTAL	137,700	132,100
										2,332,600	2,217,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	G	1.20	01 1.00	20X60	2021	1,200	52.03	62,400

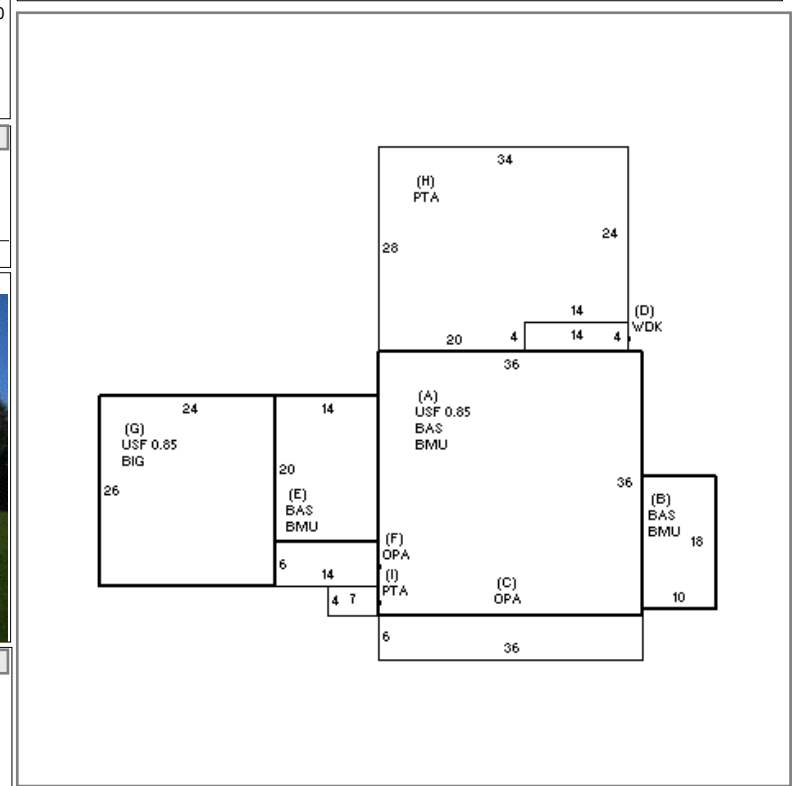


BLDG COMMENTS
INT EST FROM PLANS 7/9/19

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/7/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/20/2022	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2019	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,388	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,756		68.43	120,159
\$NLA(RCN)	\$329	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,756	2019	316.55	555,868
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,632	2019	205.78	335,835
				ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	300		66.89	20,066
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	56		52.43	2,936
				INT FINISH	2	DRYWALL	1.00	G	BIG	N	BUILT-IN GARAGE	624		63.62	39,698
				HEATING/COOL	9	WARM/CL AIR	1.03	H	PTA	N	PATIO	896		15.95	14,293
				FUEL SOURCE	2	GAS	1.00	I	PTA	N	PATIO	28		30.86	864
									GFP	O	GAS FIREPLACE	1		4,181.70	4,182

TOTAL RCN	1,115,194	
CONDITION ELEM CD		
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE 2019 / 4		
COND	4	4 %
FUNC	0	
ECON	0	
DEPR	4	% GD 96
RCNLD	\$1,070,600	



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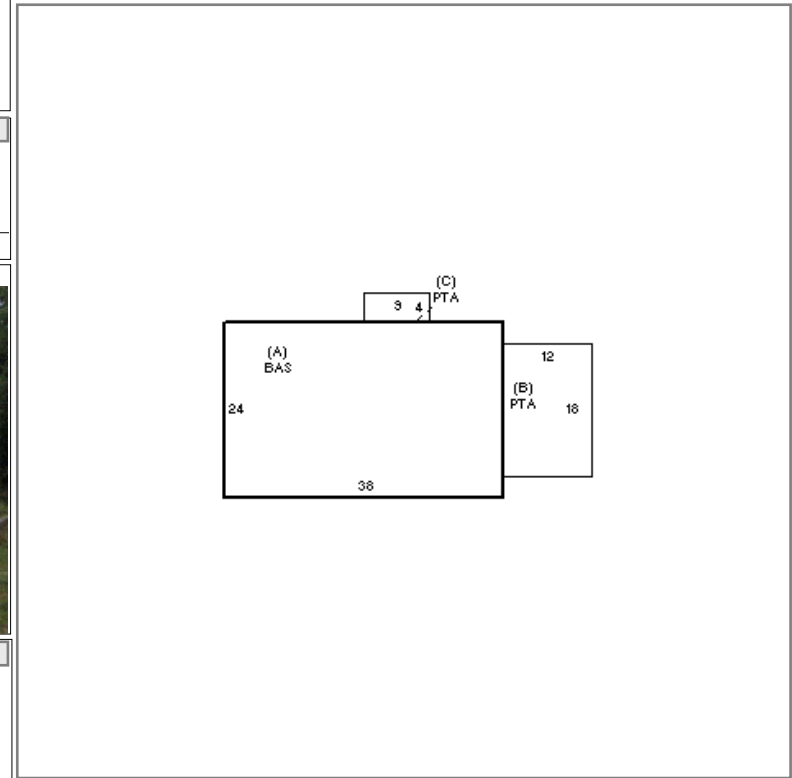
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY			164B	2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	137,700	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/7/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/7/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/20/2022	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
ELECTRIC HEAT IN LIVING ROOM ONLY
#164B - BUNKHOUSE

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	218,617		
NET AREA	912	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	912	1960	230.01	209,773	CONDITION ELEM	CD		
\$NLA(RCN)	\$240	OVERALL	0.960	EXT COVER	4	VINYL	1.00	B	PTA	N	PATIO	216		12.36	2,671	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	PTA	N	PATIO	36		19.92	717	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00		ODS	O	OUTDOOR SHOWER	1		2,086.60	2,087	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	14	ELECT BB+AC	1.01									EFF.YR/AGE	1960 / 63		
				FUEL SOURCE	3	ELECTRIC	0.95									COND	37 37 %		
																		FUNC	0
																		ECON	0
																		DEPR	37 % GD 63
																		RCNLD	\$137,700