

Key: 419

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 441

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JACOBS JEFFREY W 5115 ENCINO AVENUE ENCINO, CA 91316				69-13-0				87 GOULD DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JACOBS JEFFREY W				05/20/2005	QS	785,000	(176754)				
WILSON JOHN M JR &				03/15/2001	H		(160902)				
WILSON ANNIE F ESTATE OF				09/09/1987	XX		(112032)				

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	%
802	09/29/2014	7	ALTERATIONS	3,500	06/24/2015	MW	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	14,000	5	1.00	A	1.00	A	1.00	876,800	2.99	A	1.00	BA+	4.00			841,600

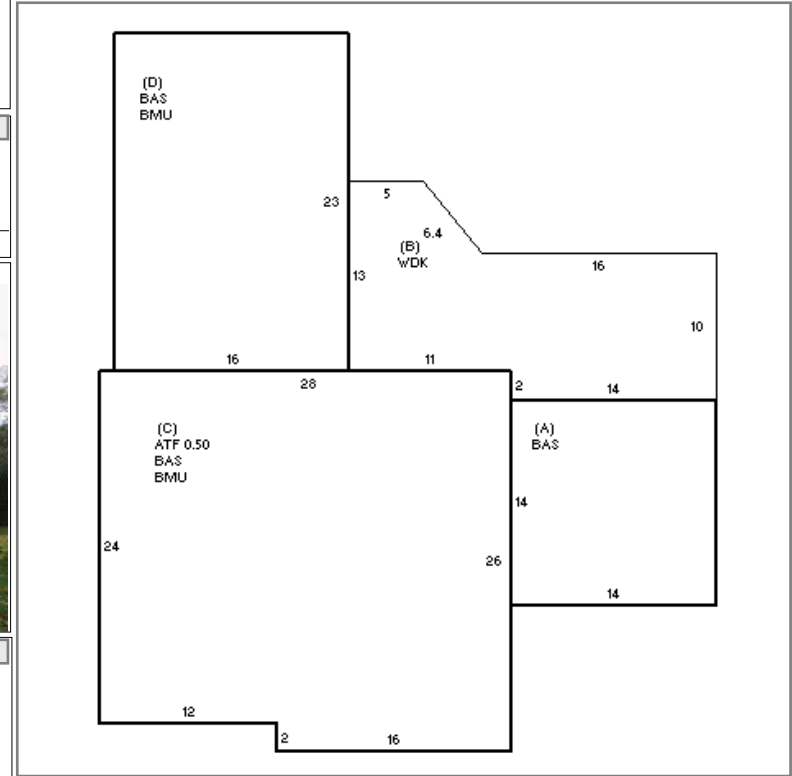
TOTAL	14,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	841,600	794,000			
St Ind	AVERAGE		BUILDING	329,000	314,900			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
			TOTAL	1,171,800	1,110,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 7X11		77	22.01	1,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/2/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/4/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,268	DETAIL ADJ	1.000
\$NLA(RCN)	\$351	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,956	
GARAGE SPACES	0	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	2	SOFTWOOD	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,268	1978	251.43	318,813
B	WDK	N	WOOD DECK	263		39.99	10,516
+	BMU	N	BSMT UNFINISHED	1,072		57.59	61,739
C	ATF	N	ATTIC FINISH	352		78.54	27,646
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	MST	O	MAS/METAL STACK	1		5,127.50	5,128
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	444,615
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1981 / 42
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$329,000