Key: 5130

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,355

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHINNICK STEPHEN F & PAMELA M TRUSTEES CLIFF POND NOM TRUST 8716 SE130TH LOOP SUMMERFIELD, FL 34491	110-7-0	100 CLIFF POND ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHINNICK STEPHEN F & PAME	10/01/1998	F	100	(150315)
SHINNICK STEPHEN F & PAME	10/02/1980	XX		N/A-N/A

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

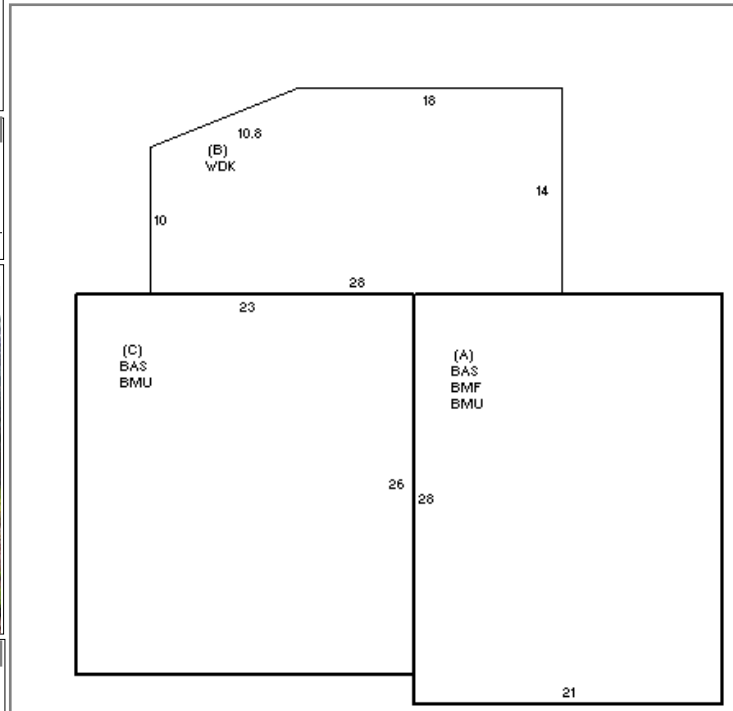
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
622	07/09/2021	7	ALTERATIONS	18,487	04/18/2022	TCK	100	100
713	09/09/2014	7	ALTERATIONS	3,900	06/19/2015	MW	100	100
		12	CYCLICAL NON		05/02/2013	SF	100	100
561	08/02/2012	7	ALTERATIONS	2,000	02/08/2013	MR	100	100
611	10/19/2004	3	OUT BUILDING	4,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,875	13 1.00	13G 1.00	A 1.00	252,080	2.55	A 1.00	R04 1.15			249,030

TOTAL	16,875 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	CLIFF POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	249,000	234,900
BUILDING	324,200	306,200
DETACHED	2,500	2,500
OTHER	0	0
TOTAL	**575,700**	**543,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	15 0.85	10X14	2004	140	21.39	2,500

PHOTO 04/18/2022

BLDG COMMENTS

BUILDING

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

MEASURE	11/20/2020	TCK
LIST	11/20/2020	EST
REVIEW	4/28/2022	MR

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,186	DETAIL ADJ	1.000
$NLA(RCN)	$364	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,878
GARAGE SPACES	2	1.00
% BSMT FIN	50	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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,186		57.03	67,635
A	BMF	N	BSMT FINISH	588		40.74	23,954
+	BAS	L	BASE AREA	1,186	1979	256.43	304,130
B	WDK	N	WOOD DECK	372		39.59	14,728
	BMG	O	BSMT GARAGE	2		3,124.45	6,249
	F11	O	FPL 1S 1OP	1		7,713.40	7,713

TOTAL RCN 432,287

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 1983 / 40

COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75

RCNLD $324,200