

Key: 5917

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.145

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER		PARCEL ID		LOCATION	
WYNANT JOHN SCOTT TRUSTEE & RICHARDSON KATHERINE E TRUSTEE		64-10-0		35 FOX CROSSING ROAD	
7519 RIGBY COURT LAKEWOOD RANCH, FL 34202		TRANSFER HISTORY		DOS	T SALE PRICE BK-PG (Cert)
		WYNANT JOHN SCOTT TRUSTEE		02/08/2007	QS 850,000 (182334)
		FRANCIS PAUL & KRISTEN		05/19/2005	P 350,000 (176730)
		FLORIO RICHARD F ETAL		08/27/1999	R 103,000 (154516)

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 %
24-140	03/04/2024	7	ALTERATIONS	121,600			0 0
308	06/16/2011	2	ADD	42,000	03/13/2012	MR	100 100
267	05/20/2005	1	NEW CONSTRUC	250,000	01/01/2007	JB	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	12	1.00	12H	1.00	A	1.00	252,080	1.00	A	1.00	R06	1.15	348,850
300	A	0.029	12	1.00	12H	1.00	A	1.00	13,800	1.00	A	1.00	R06	1.15	400
350	A	0.234	12	1.00	12H	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00	490

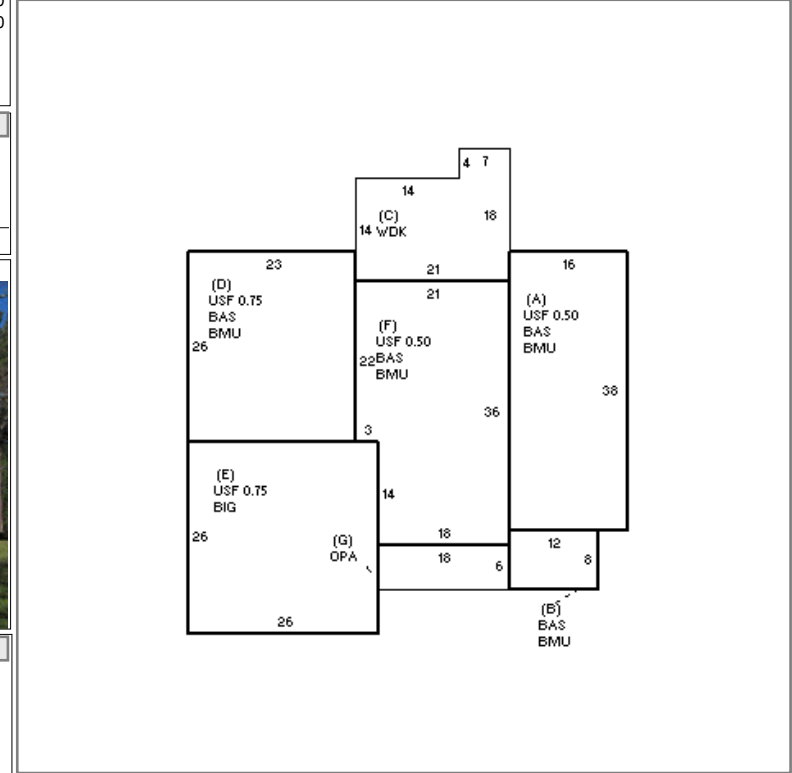
TOTAL	1.640 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	349,700	330,000
St Ind	POSSUM WOODS		BUILDING	958,300	915,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,308,000	1,245,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/11/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/11/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	10/17/2019	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,633	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,016		61.32	123,615
\$NLA(RCN)	\$307	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	2,016	2006	285.35	575,262
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,617	2006	197.86	319,942
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	322		50.42	16,235
				FLOOR COVER	1	HARDWOOD	1.00	E	BIG	N	BUILT-IN GARAGE	676		61.17	41,351
				INT FINISH	2	DRYWALL	1.00	G	OPA	N	OPEN PORCH	108		64.31	6,946
				HEATING/COOL	3	RADIANT	1.00		BMG	O	BSMT GARAGE	2		3,978.90	7,958
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		4,020.70	4,021



TOTAL RCN	1,114,290
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2006 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$958,300