

Key: 6077

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.308

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CURRENT OWNER				PARCEL ID				LOCATION			
SPERO ROBERT E & O'SULLIVAN PATRICIA A CO-TRUSTEES 2475 VISTA LAGUNA TERRACE PASADENA, CA 91103-1022				34-38-0				128 MILL POND DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SPERO ROBERT E & O'SULLIVAN				07/02/2021	QS	570,000	34270-186				
GIORDANO GEORGE & FIONA M				12/09/2008	QS	335,000	23303-338				
YOUNG JUDY L &				10/09/2002	QS	274,500	15719-143				

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	%
64	07/02/2021	15	SALE REVIEW	570,000	04/12/2022	JMG	100	100
542	03/05/1996	12	CYCLICAL NON		01/14/2008	JH	100	100
	09/09/1994	3	OUT BUILDING	1,000			100	100
		5	OTHER	2,500			100	100

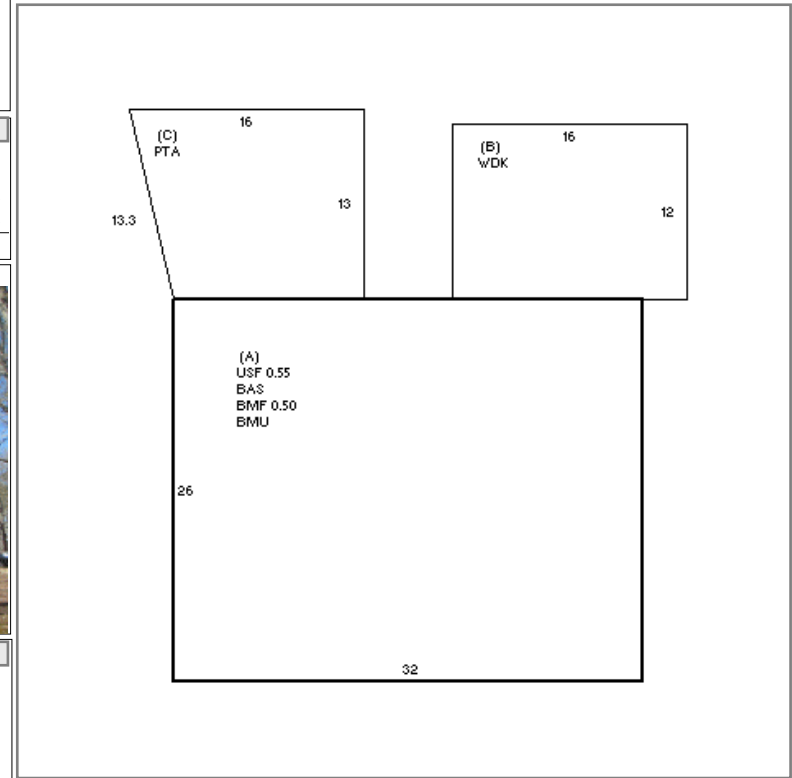
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	19,000	12	1.00	12N 1.00	A 1.00						232,010		
TOTAL				19,000 SF	ZONING	RR	FRNT	0	ASSESSED				CURRENT	PREVIOUS
Nbhd				NBHD 12	NOTE	LAND				232,000	218,900			
St Ind				MILL POND		BUILDING				293,900	277,600			
Infl				AVERAGE		DETACHED				1,700	1,700			
						OTHER				0	0			
TOTAL										527,600	498,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8X8		64	22.01	800
DDK	A	1.00	30 0.70 10X10		100	12.50	900



BUILDING	CD	ADJ	DESC	MEASURE	3/27/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/27/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	4/12/2022	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	419,791
NET AREA	1,290	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		60.18	50,070		
\$NLA(RCN)	\$325	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	416		41.14	17,115		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	832	1973	281.60	234,293		
STORIES	1.5	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	458	1973	189.44	86,763		
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.00	B	WDC	N	WOOD DECK	192		39.98	7,677		
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00	C	PTA	N	PATIO	189		15.41	2,912		
BATHROOMS	2	1.00		HEATING/COOL	2	HOT WATER	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354		
BATHROOMS	2	1.00		FUEL SOURCE	1	OIL	1.00										
FIXTURES	8	\$10,608															
GARAGE SPACES	0	1.00															
% BSMT FIN	50	1.00															
# 1/2 BATHS	1	1.00															
# OF UNITS	1	1.00															



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

EFF. YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70

RCNLD	\$293,900
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