

Key: 623

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 642

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
23 DUNE ROAD LLC C/O GEORGE JATHAS 2480 LIBRARY WAY SANIBEL, FL 33957				79-30-0				23 DUNE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
23 DUNE ROAD LLC				07/31/2012	QS	2,400,000	26548-189				
AMADON DEAN C & CAROLYN L				07/31/2012	F		26548-186				
AMADON DEAN C & CAROLYN L				11/17/1995	A	100	9936-236				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
617	08/01/2022	10	INGROUND POO	260,000	04/23/2024	NF	100	100
602	07/27/2022	3	OUT BUILDING	30,000	04/23/2024	NF	100	100
388	05/09/2022	9	HVAC	20,000	02/23/2022	TCK	100	100
129	02/17/2022	2	ADD	750,000	04/23/2024	NF	100	100
546	06/15/2021	7	ALTERATIONS	75,000	04/25/2022	TCK	100	100

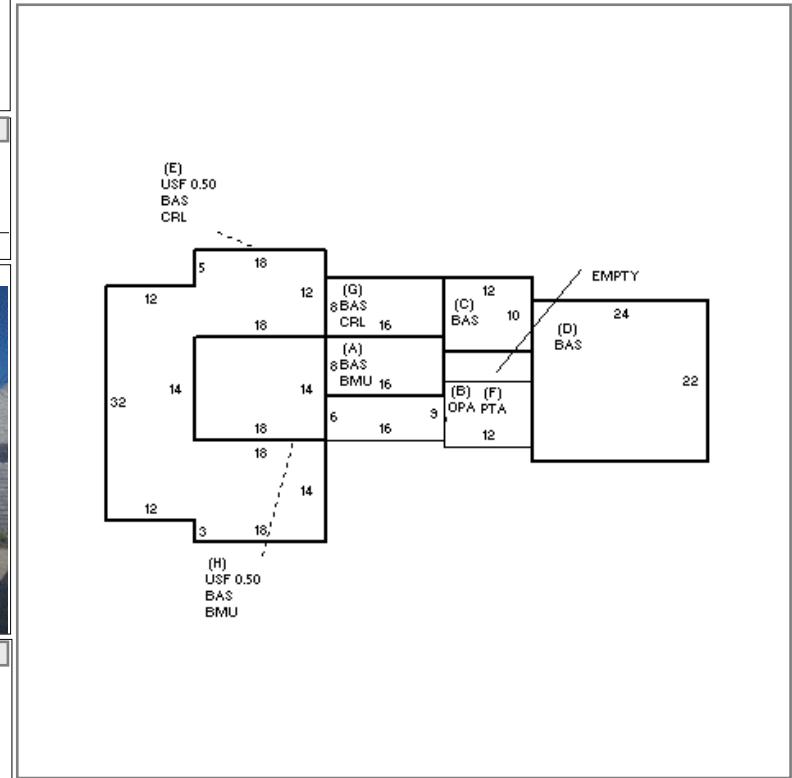
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	34,343	5	1.00	A	1.00	A	1.00	3,200,320	1.46	A	1.00	BXP	14.60			3,693,140

TOTAL	34,343 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	3,693,100	3,484,200
St Ind	AVERAGE		LAND	840,100	596,800			
Infl	AVERAGE		DETACHED	50,500	39,500			
			OTHER	95,200	45,500			
						TOTAL	4,678,900	4,166,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12		96	22.01	1,900
IPG	A	1.00	01 1.00 75X14	2022	1,050	43.36	45,500
CAB	A	1.00	01 1.00 8X12	2022	96	31.80	3,100



BUILDING	CD	ADJ	DESC	MEASURE	2/22/2023	TCK
MODEL	1		RESIDENTIAL	LIST	9/24/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	5/18/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1954	SIZE ADJ	0.990
NET AREA	2,560	DETAIL ADJ	1.000
\$NLA(RCN)	\$338	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		5	\$9,042
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		1	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	10	HOT/CL WATR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	380		92.05	34,981
+	BAS	L	BASE AREA	1,480	1954	305.51	452,151
B	OPA	N	OPEN PORCH	96		68.85	6,610
D	BAS	L	BASE AREA	528	2022	305.51	161,308
E	CRL	L	BSMT CRAWL	852		36.91	31,445
+	USF	N	UPPER STORY FIN	552	1954	255.76	141,179
F	PTA	N	PATIO	108		21.89	2,365
G	CRL	N	BSMT CRAWL	128		41.82	5,353
	F21	O	FPL 2S 1OP	1		13,978.80	13,979
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS FIREPLACE	1		4,304.80	4,305
	ODS	O	OUTDOOR SHOWER	1		3,325.70	3,326

TOTAL RCN	866,042
CONDITION ELEM	CD
EXTERIOR	E
INTERIOR	E
KITCHEN	E
BATHS	E
HEAT/ELEC	E
EFF.YR/AGE	2020 / 3
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$840,100

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LEGAL

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


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

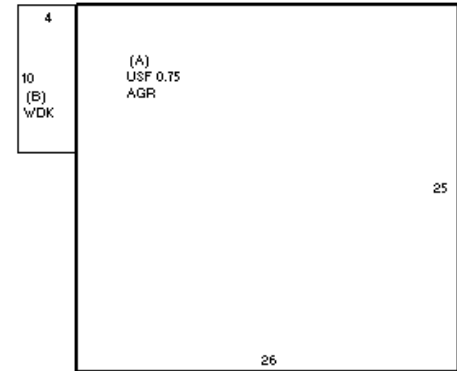
LAND

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	95,200	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/18/2024
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2023	TCK
MODEL	1		RESIDENTIAL	LIST	4/28/2023	EST
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	5/18/2024	EMZ
QUALITY	A	1.00	AVG [100%]	BLDG COMMENTS		
FRAME	1	1.00	WD FRAME [100%]	USF=ONE ROOM/BATH (PER PLANS)		

G

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	96.155		
NET AREA	488	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	AGR	N	ATT GARAGE	650		29.65	19,274	CONDITION ELEM	CD		
\$NLA(RCN)	\$197	OVERALL	0.800	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	488	2022	148.58	72,506	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	40		31.36	1,254	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00									KITCHEN	A		
				FLOOR COVER	6	OTHER	1.00									BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	5	ELECTRIC BB	1.00									EFF.YR/AGE 2022 / 1			
				FUEL SOURCE	3	ELECTRIC	0.95									COND	1 1 %		
																		FUNC	0
																		ECON	0
																		DEPR	1 % GD 99
																		RCNLD	\$95,200