

Key: 6265

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.496

LEGAL

| CURRENT OWNER | | | | | | PARCEL ID | | | | LOCATION | | | | | |
|--|--|--|--|------------|----|---------------------------|--|--|--|----------------------|---|--------------|--|--------------|--|
| MASTIN CAMPBELL H TRUSTEE RED TOP REALTY TRUST 19179 N RIVERSIDE DRIVE TEQUESTA, FL 33469 | | | | | | 14-20-0 | | | | 273-275 RED TOP ROAD | | | | | |
| | | | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | |
| | | | | | | MASTIN CAMPBELL H TRUSTEE | | | | 01/26/2011 | F | 100 (193482) | | | |
| MASTIN CAMPBELL H & NICOL | | | | 07/16/2003 | QS | 295,000 (169848) | | | | | | | | | |
| DOYLE JENNIE MAY | | | | 06/16/2003 | H | 169511 | | | | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|---------|------------|----|--------|-----|
| 1090 | 100 | MULTIPLE HSES | | | | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 151 | 04/29/2009 | 11 | CHANGE OF US | 200,000 | 06/14/2018 | NF | 100 | 100 |
| 189 | 04/21/2005 | 1 | NEW CONSTRUC | 90,000 | 04/05/2010 | JH | 100 | 100 |
| 165 | 04/13/2005 | 6 | DEMO | 2,000 | | | 100 | 100 |
| 211 | 07/09/1990 | 5 | OTHER | 2,000 | 03/01/1992 | | 100 | 100 |
| 98 | | 7 | ALTERATIONS | | | | 100 | 100 |

LAND

| 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 | A 1.00 | A 1.00 | 219,200 | 1.00 | A 1.00 | RM3 1.00 | | | 303,350 |
| 300 | A | 0.633 | 12 1.00 | A 1.00 | A 1.00 | 12,000 | 1.00 | A 1.00 | RM3 1.00 | | | 7,600 |

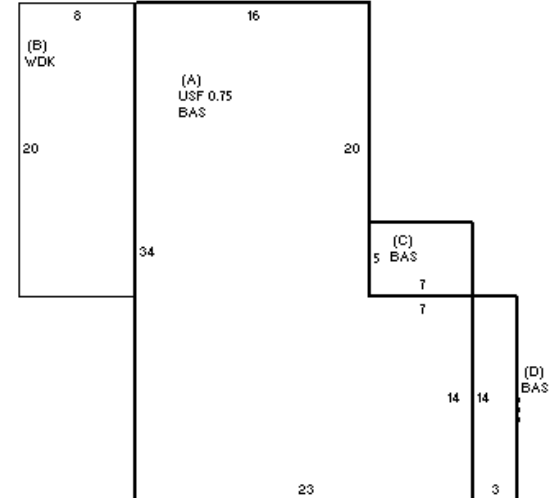
DETACHED

| | | | | | | | | |
|--------|-------------|--------|----------------------|---------|---------|----------|---------|----------|
| TOTAL | 2.010 Acres | ZONING | RL | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NBHD 12 | NOTE | house numbers issued | | | LAND | 311,000 | 293,300 |
| St Ind | AVERAGE | | BUILDING | 173,600 | 163,800 | | | |
| Infl | AVERAGE | | DETACHED | 700 | 700 | | | |
| | | | OTHER | 462,500 | 441,800 | | | |
| | | | TOTAL | 947,800 | 899,600 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| SHF | L | 0.80 70 0.30 | | | 130 | 17.11 | 700 |



BLDG COMMENTS
INFO AT DOOR-TENANT OCC



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 1/9/2008 | JH |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/9/2010 | EST |
| STYLE | 7 | 1.05 | CONVEN/OLD [100%] | REVIEW | 4/14/2010 | SEJ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1800 | SIZE ADJ | 1.000 |
|---------------|-------|------------|---------|
| NET AREA | 1,201 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$241 | OVERALL | 0.900 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 5 | 1.00 |
| BEDROOMS | | 1 | 1.00 |
| BATHROOMS | | 1 | 1.00 |
| FIXTURES | | 3 | \$3,510 |
| 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 | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 3 | FOUN WALL | 1.00 | + | BAS | L | BASE AREA | 719 | 1800 | 261.78 | 188,222 |
| EXT COVER | 1 | WD SHINGLE | 1.00 | A | USF | L | UPPER STORY FIN | 482 | 1800 | 167.15 | 80,567 |
| ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 160 | | 35.28 | 5,645 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 9,135.90 | 9,136 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 | | ODS | O | OUTDOOR SHOWER | 1 | | 2,173.50 | 2,174 |
| INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | |
| HEATING/COOL | 13 | NONE | 0.90 | | | | | | | | |
| FUEL SOURCE | 8 | NONE | 0.95 | | | | | | | | |

| TOTAL RCN | 289,254 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | P |
| INTERIOR | F |
| KITCHEN | F |
| BATHS | F |
| HEAT/ELEC | F |
| EFF.YR/AGE | 1933 / 90 |
| COND | 40 40 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 40 % GD 60 |
| RCNLD | \$173,600 |

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| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|-----------|----------------------|------------|--------------|--|
| MASTIN CAMPBELL H TRUSTEE RED TOP REALTY TRUST 19179 N RIVERSIDE DRIVE TEQUESTA, FL 33469 | | 14-20-0 | 273-275 RED TOP ROAD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |

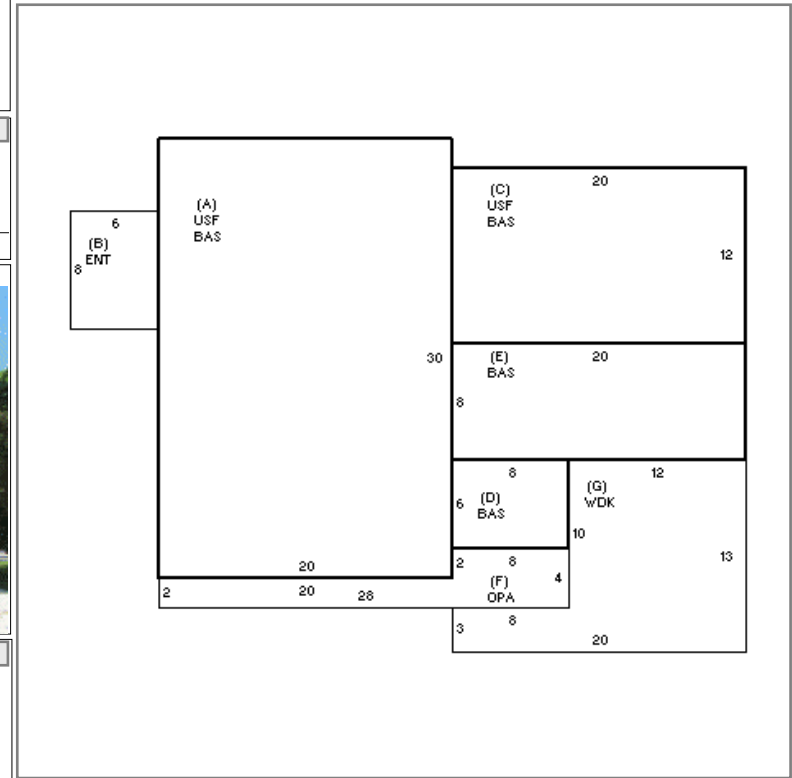
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|---------------|------|--------|-------|----|--------|---|
| 1090 | 100 | MULTIPLE HSES | | | | 2 | 2 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |

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 | 462,500 | |
| St Ind | | | BUILDING | | |
| Infl | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|----|------|------|----------|----|-------|-----------|-------|



DETACHED

| BUILDING | CD | ADJ | DESC | MEASURE | 3/2/2017 | NF |
|----------|----|------|-----------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/9/2010 | JH |
| STYLE | 5 | 1.05 | COLONIAL [100%] | REVIEW | 6/28/2018 | TD |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 2008 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 531,661 | | | | |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|------------|-----------------|-------|------|-----------|---------|-----------|-----------|---|------------|------------|--|
| NET AREA | 1,888 | DETAIL ADJ | 1.000 | FOUNDATION | 2 | SLAB | 0.95 | + | BAS | L | BASE AREA | 888 | 2008 | 296.04 | 262,886 | | | | | | |
| \$NLA(RCN) | \$282 | OVERALL | 1.030 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | USF | L | UPPER STORY FIN | 840 | 2008 | 206.17 | 173,186 | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | ENT | N | ENCLOSED ENTRY | 48 | | 146.86 | 7,050 | | EXTERIOR | A | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | E | BAS | L | BASE AREA | 160 | 2008 | 296.04 | 47,366 | | INTERIOR | A | | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | F | OPA | N | OPEN PORCH | 72 | | 56.65 | 4,079 | | KITCHEN | A | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | G | WDK | N | WOOD DECK | 180 | | 44.41 | 7,994 | | BATHS | A | | | |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | F21 | O | FPL 2S 1OP | 1 | | | 11,501.10 | 11,501 | | HEAT/ELEC | A | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | WPL | O | WHIRLPOOL | 1 | | | 8,762.60 | 8,763 | | | | | | |
| | | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2008 / 15 | |
| | | | | | | | | | | | | | | | | | | | COND | 13 13 % | |
| | | | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | | | DEPR | 13 % GD 87 | |
| | | | | | | | | | | | | | | | | | | | RCNLD | \$462,500 | |