

Key: 6604

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.830

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ZARTARIAN JOHN C & MAXINE TRUSTEES SEAMEN'S PARTNERS NOMINEE TRUST 12215 S W KINGS WAY CIRCLE LAKE SUZY, FL 34269				12-65-0				64 SEAMANS LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ZARTARIAN JOHN C & MAXINE				07/25/2014	F			28284-17			
ZARTARIAN JOHN C & MAXINE				06/24/2009	A	1		23832-24			
ZARTARIAN JOHN C				06/24/2009	DC			23832-22			

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 %

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,200	12 1.00	A 1.00	A 1.00	195,636	2.78	15 0.85	PV1	1.05		189,850

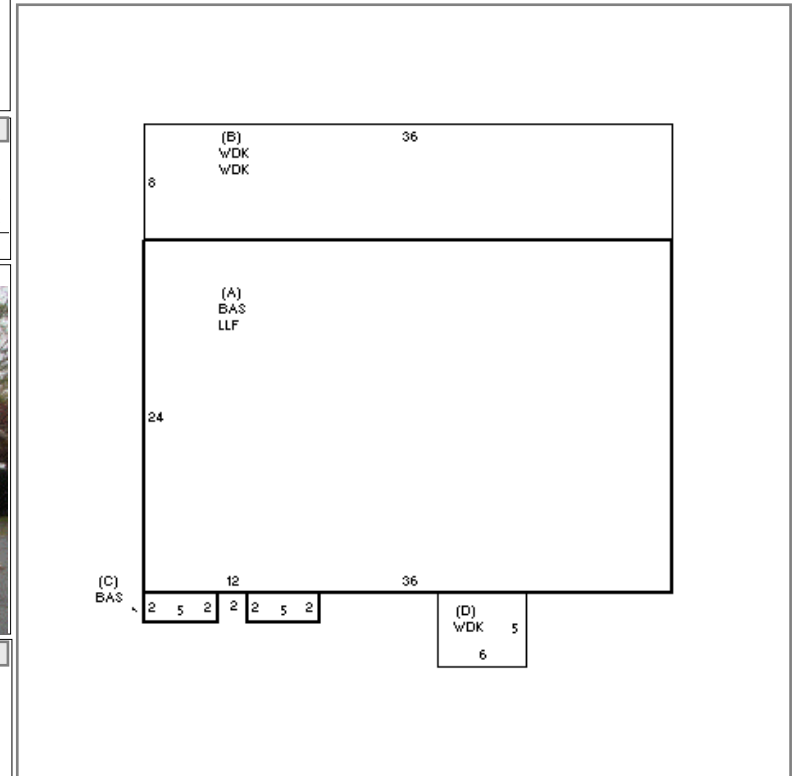
TOTAL	15,200 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE POND VIEW - T=HOUSE SITS BELOW GRADE	LAND	189,900	179,100			
St Ind	AVERAGE		BUILDING	249,300	235,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>439,200</b>	<b>414,500</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/15/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/15/2017	EST
STYLE	2	0.90	RAISED RNCH [100%]	REVIEW	12/21/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,748	DETAIL ADJ	1.000
\$NLA(RCN)	\$207	OVERALL	0.880
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$6,864	
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
FOUNDATION	3	FOUN WALL	1.00
EXT COVER	10	VERT BOARD	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	864	1971	112.05	96,813
+	WDK	N	WOOD DECK	606		34.50	20,904
+	BAS	L	BASE AREA	884	1971	242.95	214,768
	F22	O	FPL 2S 2OP	2		10,974.90	21,950

TOTAL RCN	361,300
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1971 / 52
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$249,300