Key: 6835

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,062

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROMANIAK WILLIAM M & CAROL A TRUSTEES THE ROMANIAK FAMILY TRUST 3780 PINEBROOK CIRCLE APT 203 BRADENTON, FL 34209	53-1-0	75 DONAHUE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROMANIAK WILLIAM M & CARO	09/18/2017	F	100	(214053)
ROMANIAK CAROL A & WILLIA	02/03/2014	F	1	(202626)
ROMANIAK CAROL ANN	10/11/1983	XX		(93767)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

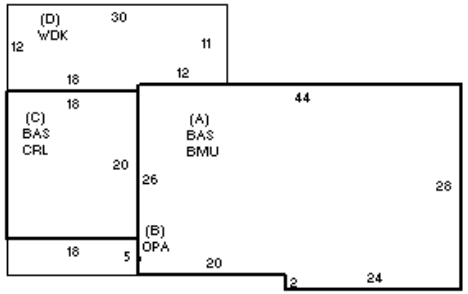
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
753	10/02/2015	7	ALTERATIONS	3,500	05/04/2016	WFF	100	100
690	08/23/2013	7	ALTERATIONS	1,500	08/20/2014	RJM	100	100
567	09/28/2004	2	ADD	70,000	04/30/2005	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,170	14 1.00	A 1.00	A 1.00	252,080	1.79	A 1.00	R03 1.15			271,390

TOTAL	26,170 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	271,400	278,300
BUILDING	419,300	400,700
DETACHED	0	0
OTHER	0	0
TOTAL	**690,700**	**679,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/07/2017

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	8/7/2017	NF
LIST	8/7/2017	NF
REVIEW	10/26/2017	TD

BLDG COMMENTS

PULL-DOWN STAIRS TO ATTIC

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,552	DETAIL ADJ	1.000
$NLA(RCN)	$325	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,373
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	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	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,192		58.16	69,323
A	BAS	L	BASE AREA	1,192	1983	248.82	296,590
B	OPA	N	OPEN PORCH	90		51.50	4,635
C	CRL	N	BSMT CRAWL	360		31.27	11,259
C	BAS	L	BASE AREA	360	2004	248.82	89,574
D	WDK	N	WOOD DECK	348		40.38	14,051
	F11	O	FPL 1S 1OP	1		7,866.10	7,866
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	505,158

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

EFF.YR/AGE	1999 / 24	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$419,300