

Key: 6884

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.111

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
WENGLER LEONARD M & KARIN S TRSTEEES WENGLER LIVING TRUST 1811 S W FOXPOINT TRAIL PALM CITY, FL 34990		62-12-0		81 GULLS WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WENGLER LEONARD M & KARIN		03/22/2016	F	1 (209026)	
WENGLER LEONARD M & BLUTE ROBERT H		06/25/2010	P	175,000 (191784)	
		07/25/1960	XX	(25299)	

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 %
1099	12/19/2013	3	OUT BUILDING	30,000	08/20/2014	RJM	100 100
666	12/22/2010	2	ADD	3,000	01/13/2011	JH	100 100
298	06/22/2010	1	NEW CONSTRUC	330,000	01/13/2011	JH	100 100
		13	SPLIT/SUB/LA				100 100

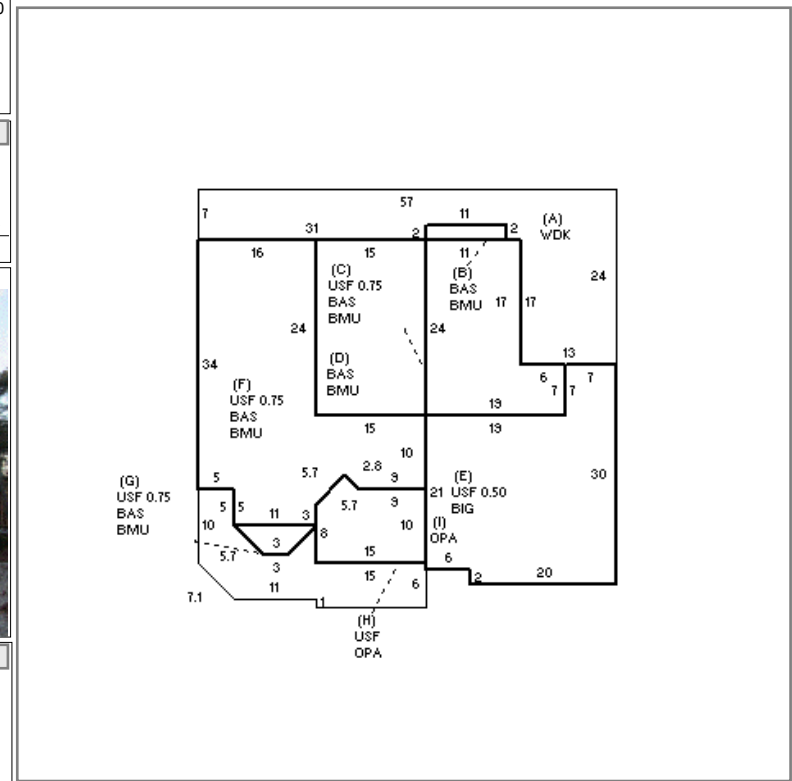
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	13	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	R03	1.00		303,350
300	A	0.123	13	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00		1,480

TOTAL	1.500 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	HOUSE #81 PER FD AR 7/3/10 SEJ			LAND	304,800	287,600
St Ind	AVERAGE		BUILDING	941,500	899,100			
Infl	AVERAGE		DETACHED	14,100	13,900			
			OTHER	0	0			
					TOTAL	1,260,400	1,200,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90 18X24	2013	432	36.18	14,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/19/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/13/2011	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	2/1/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2010	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,069,934		
NET AREA	2,827	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	598		55.50	33,187				
\$NLA(RCN)	\$378	OVERALL	1.100	EXT COVER	2	CLAPBOARD	1.00	+	BMU	N	BSMT UNFINISHED	1,511		74.51	112,578				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,151	2010	341.99	393,631				
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,316	2010	239.03	314,559				
				FLOOR COVER	1	HARDWOOD	1.00	D	BAS	L	BASE AREA	360	2010	341.99	123,116				
				INT FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	635		67.33	42,753				
				HEATING/COOL	11	HTWT/CL AIR	1.05	+	OPA	N	OPEN PORCH	387		70.79	27,394				
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		4,425.50	4,426				
									ODS	O	OUTDOOR SHOWER	1		3,418.90	3,419				
CAPACITY		UNITS	ADJ															TOTAL RCN	1,069,934
STORIES		2	1.00															CONDITION ELEM	CD
ROOMS		8	1.00															EXTERIOR	A
BEDROOMS		4	1.00															INTERIOR	A
BATHROOMS		2	1.00															KITCHEN	A
FIXTURES		8	\$14,872															BATHS	A
GARAGE SPACES		2	1.00															HEAT/ELEC	A
% BSMT FIN		0	1.00															EFF.YR/AGE	2010 / 13
# 1/2 BATHS		1	1.00															COND	12 12 %
# OF UNITS		1	1.00															FUNC	0
																ECON	0		
																DEPR	12 % GD 88		
																RCNLD	\$941,500		