

Key: 7058

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.286

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DOLAN REGINA TRUSTEE THE REGINA REALTY TRUST 444 BEL AIR WAY POINCIANA, FL 34759				52-24-0				80 BROOK TRAIL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DOLAN REGINA TRUSTEE				08/23/2012	F	1	26611-98				
MAURER REGINA D				03/22/2002	DC	14958-081					
MAURER JR W CHADWICK &				10/07/1994	QS	103,000	9398-286				

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 %
652	12/02/1996	5	OTHER	3,800			100 100
653	12/02/1996	7	ALTERATIONS	3,000			100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,800	14	1.00	A	1.00	A	1.00	252,080	2.56	A	1.00	R03	1.15			248,840

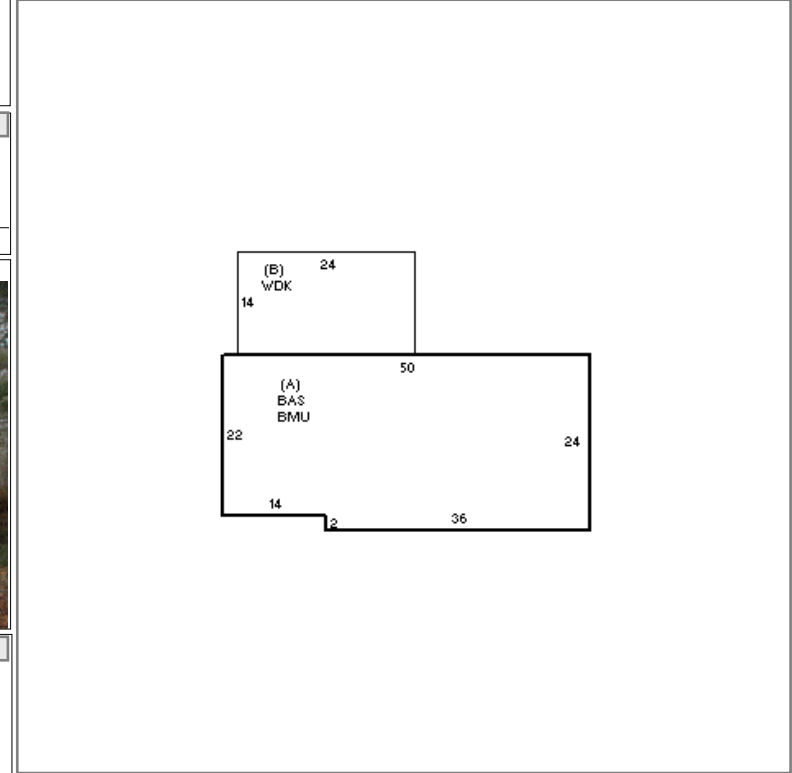
TOTAL	16,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	248,800	255,200
St Ind	AVERAGE		LAND	273,400	261,800			
Infl	AVERAGE		BUILDING	800	800			
			OTHER	0	0			
						TOTAL	523,000	517,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8X8		64	22.01	800



BUILDING	CD	ADJ	DESC	MEASURE	3/28/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/19/2018	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	11/20/2018	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
HATCH TO ATTIC



YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,172	DETAIL ADJ	1.000
\$NLA(RCN)	\$343	OVERALL	1.030

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,172		58.16	68,160
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,172	1970	261.51	306,492
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	336		40.38	13,566
ROOF COVER	1	ASPH/CMP SH	1.00		F12	O	FPL 1S 2OP	1		9,757.20	9,757
FLOOR COVER	1	HARDWOOD	1.00								
INT FINISH	2	DRYWALL	1.00								
HEATING/COOL	9	WARM/CL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	401,993
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1970 / 53
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$273,400