Key: 7196

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,425

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BROWN DOUGLAS H & **BROWN SARAH BEHRENHAUSEN TRSTE** **400 N POINSETTIA AVENUE** **MANHATTAN BEACH, CA 90266**	**72-29-0**	**674 CROWELLS BOG ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BROWN DOUGLAS H &	08/31/2005	QS	1,700,000	20220-057
RUNQUIST LARS H & CAROLYN	08/23/2005	A	1	20186-185
RUNQUIST CAROLYN	08/16/1999	O	207,500	12478-159

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	%
		12	CYCLICAL NON		03/12/2013	SF	100	100
410	07/03/2002	8	YARD ITEMS	7,000			100	100
317	06/11/2001	5	OTHER	24,000	05/24/2002		100	100
333	06/01/2000	7	ALTERATIONS	1,000	04/11/2000	LB	100	100
95	02/29/2000	5	OTHER	13,000	04/11/2000	LB	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	13F	1.00	A	1.00	767,200	1.00	A	1.00	PF4	3.50			1,061,720
300	A	0.005	13	1.00	13F	1.00	A	1.00	42,000	1.00	A	1.00	PF4	3.50			210

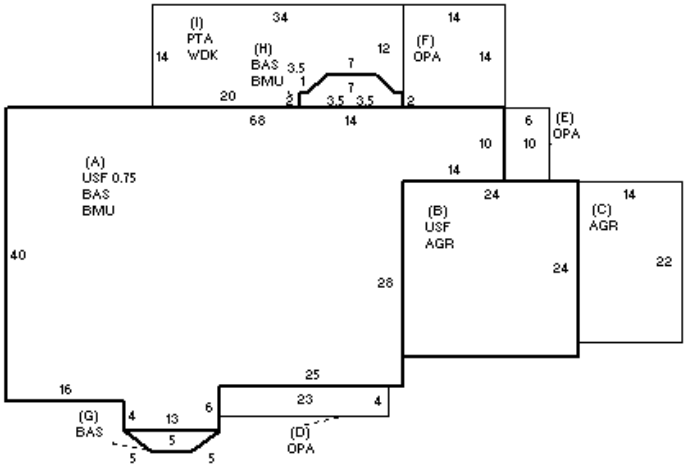
TOTAL	1.382 Acres	ZONING	RR	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	CROWELL'S BOG				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	1,061,900	1,001,900
BUILDING	1,333,800	1,274,900
DETACHED	0	0
OTHER	0	0
TOTAL	**2,395,700**	**2,276,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/12/2013



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G+	1.45	GOOD + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/12/2013	SF
LIST	3/12/2013	SF
REVIEW	3/25/2013	SEJ

YEAR BLT	2000	SIZE ADJ	0.970
NET AREA	4,684	DETAIL ADJ	1.000
$NLA(RCN)	$343	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	15	$29,689
GARAGE SPACES	3	1.00
% BSMT FIN	0.25	1.00
# 1/2 BATHS	2	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	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
+	BMU	N	BSMT UNFINISHED	2,354		67.79	159,575
+	USF	L	UPPER STORY FIN	2,303	2000	205.02	472,159
B	AGR	N	ATT GARAGE	576		56.01	32,264
C	AGR	N	ATT GARAGE	308		62.38	19,212
+	OPA	N	OPEN PORCH	348		73.84	25,697
+	BAS	L	BASE AREA	2,381	2000	327.63	780,096
I	WDK	N	WOOD DECK	424		57.89	24,546
I	PTA	N	PATIO	424		18.78	7,965
	BMF	N	BSMT FINISH	500		59.57	29,783
	F21	O	FPL 2S 1OP	1		14,991.30	14,991
	MST	O	MAS/METAL STACK	1		7,424.00	7,424
	ODS	O	OUTDOOR SHOWER	1		3,566.50	3,567

TOTAL RCN	1,606,968
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2000 / 23
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	$1,333,800