**Key: 7280**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,509

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| FRENCH WENDY E TRUSTEE<br>THE TODD & JESSICA NOMINEE TR<br>208-3 SOUTHARD STREET<br>KEY WEST, FL 33040 | 73-50-0 | 60 MATHESON ROAD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| FRENCH WENDY E TRUSTEE | 10/13/2004 | F | 1 | 19127-300 |
| FRENCH DAVID A TRUSTEE | 04/25/1994 | A | 1 | 9159-186 |
| FRENCH DAVID A & WENDY E | 03/17/1992 | A | 1 | 7922-074 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 667 | 09/03/2015 | 7 | ALTERATIONS | 200 | 03/17/2017 | NF | 100 | 100 |
| 249 | 03/22/2013 | 7 | ALTERATIONS | | 08/20/2014 | RJM | 100 | 100 |
| | | 12 | CYCLICAL NON | | 11/14/2011 | MR | 100 | 100 |
| | | 12 | CYCLICAL NON | | 11/24/2003 | JB | 100 | 100 |
| 136 | 03/18/1997 | 5 | OTHER | 4,200 | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 14,800 | 15 1.00 | A 1.00 | A 1.00 | 328,800 | 2.85 | A 1.00 | R04 1.50 | | | 318,340 |

| TOTAL | 14,800 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | NBHD 15 |
| St Ind | AVERAGE |
| Infl | AVERAGE |

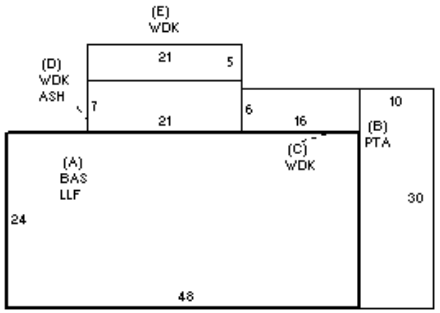
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 318,300 | 300,300 |
| BUILDING | 329,800 | 311,400 |
| DETACHED | 5,600 | 5,600 |
| OTHER | 0 | 0 |
| TOTAL | **653,700** | **617,300** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 50 0.50 | 7X21 | | 147 | 21.39 | 1,600 |
| SHF | A 1.00 | 50 0.50 | 10X12 | | 120 | 21.39 | 1,300 |
| SHF | V 1.50 | 10 0.90 | 9X8 | 2016 | 72 | 33.02 | 2,100 |
| DDK | A 1.00 | 10 0.90 | 5X10 | 2016 | 50 | 12.50 | 600 |

PHOTO 03/11/2021




BLDG COMMENTS

## 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 | 3/11/2021 | NF |
| LIST | 3/11/2021 | EST |
| REVIEW | 11/9/2021 | EMZ |

| | | | |
|---|---|---|---|
| YEAR BLT | 1973 | SIZE ADJ | 1.000 |
| NET AREA | 2,304 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $204 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $7,800 |
| GARAGE SPACES | 0 | 1.00 |
| % BSMT FIN | 75 | 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 | 3 | W/W CARPET | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | LLF | L | LOWER LEVEL FIN | 1,152 | 1973 | 122.62 | 141,254 |
| A | BAS | L | BASE AREA | 1,152 | 1973 | 253.89 | 292,487 |
| B | PTA | N | PATIO | 300 | | 14.31 | 4,293 |
| + | WDK | N | WOOD DECK | 348 | | 39.20 | 13,642 |
| D | ASH | N | ATT SHED | 147 | | 27.18 | 3,996 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,637.00 | 7,637 |

| TOTAL RCN | 471,109 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 1973 / 50 | | |
|---|---|---|---|
| COND | 30 | 30 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 30 | % GD | 70 |
| RCNLD | | | $329,800 |