Key: 7347

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,577

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ALOISI DANIEL A & JOANNE M 14050 GIUSTINO WAY #102 BONITA SPRINGS, FL 34135	84-29-0	55 WOODWARD ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ALOISI DANIEL A & JOANNE	04/30/1997	QS	130,000	10727-212

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

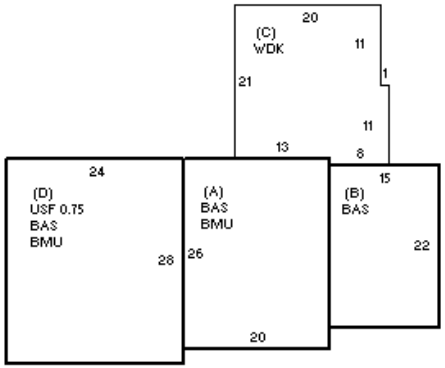
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		03/13/2021	NF	100	100
746	08/29/2018	7	ALTERATIONS	3,473	07/23/2019	TCK	100	100
675	08/27/2014	7	ALTERATIONS	3,464	06/24/2015	MW	100	100
436	06/18/2012	3	OUT BUILDING	3,500	01/18/2013	SF	100	100
90	03/07/2011	7	ALTERATIONS	5,000	03/09/2012	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,900	15 1.00	A 1.00	A 1.00	328,800	2.42	A 1.00	R04 1.50			327,610

TOTAL	17,900 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	327,600	309,100
BUILDING	502,700	474,800
DETACHED	2,300	2,300
OTHER	0	0
TOTAL	**832,600**	**786,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10X12	2012	120	21.39	2,300

PHOTO 03/13/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/13/2021	NF
LIST	3/13/2021	EST
REVIEW	11/11/2021	EMZ

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	2,026	DETAIL ADJ	1.000
$NLA(RCN)	$289	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$12,051
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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,192		58.16	69,323
+	BAS	L	BASE AREA	1,192	1985	248.82	296,590
B	BAS	L	BASE AREA	330	1999	248.82	82,110
C	WDK	N	WOOD DECK	438		40.38	17,685
D	USF	L	UPPER STORY FIN	504	2009	191.30	96,413
	F11	O	FPL 1S 1OP	1		7,866.10	7,866
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	584,525

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

EFF.YR/AGE	2005 / 18	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$502,700