

Key: 75

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 80

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------------|--|--|--|
| 32 CEDAR HILL LLC 2231 PACIFIC DRIVE CORONA DEL MAR, CA 92625 | | | | 38-37-0 | | | | 24 CEDAR HILL ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| 32 CEDAR HILL LLC | | | | 10/20/2023 | T | 1,150,000 | 36045-252 | | | | |
| TENEROWICZ STANLEY F JR | | | | 12/21/2022 | DC | | 10919-217 | | | | |
| TENEROWICZ STANLEY F JR | | | | 08/27/1997 | A | 100 | 10919-217 | | | | |

| 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 | % |
| | 10/20/2023 | 15 | SALE REVIEW | 1,150,000 | 06/17/2024 | JMG | 100 | 100 |
| 843 | 09/27/2019 | 7 | ALTERATIONS | 9,500 | 07/07/2020 | NF | 100 | 100 |
| 808 | 12/06/2007 | 7 | ALTERATIONS | 7,000 | 07/22/2008 | DHT | 100 | 100 |
| 684 | 12/16/1996 | 7 | ALTERATIONS | 40,000 | | | 100 | 100 |

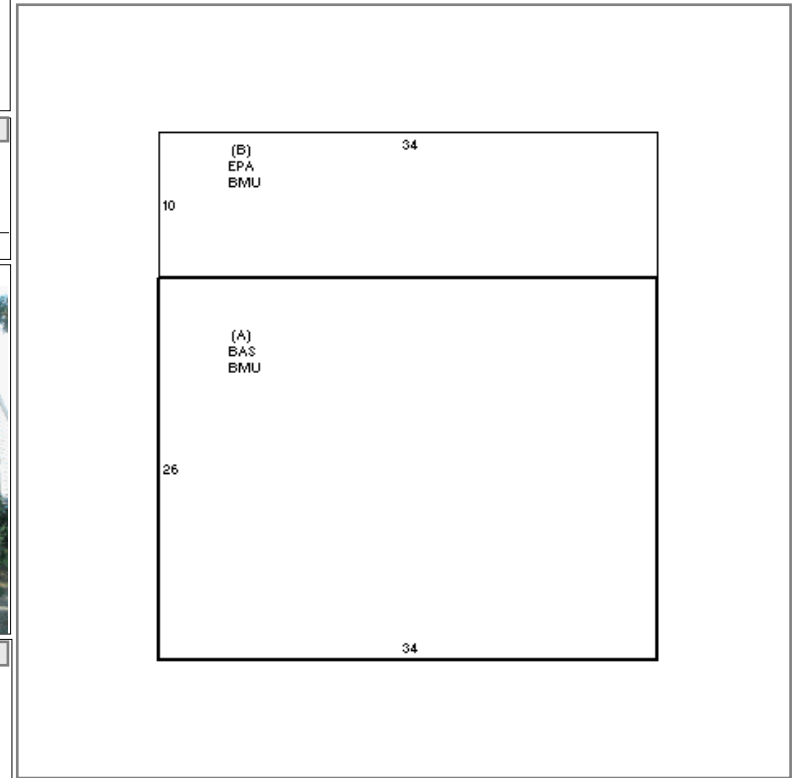
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|-----------|------|------|------|-----|------------|-----------|
| 100 | S | 17,400 | 1 | 1.00 | A | 1,139,840 | 2.48 | A | 1.00 | BGD | 5.20 | 1,129,850 |

| TOTAL | 17,400 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|----------|-----------|-----------|
| Nbhd | NBHD 1 | NOTE | | | | LAND | 1,129,900 | 1,065,900 |
| St Ind | AVERAGE | | LAND | 234,900 | 225,000 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,364,800 | 1,290,900 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |

PHOTO 07/07/2020

BLDG COMMENTS



| BUILDING | CD | ADJ | DESC | MEASURE | 3/16/2018 | NF |
|----------|----|------|--------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/16/2018 | EST |
| STYLE | 6 | 1.05 | COTT/BUNGLW [100%] | REVIEW | 11/19/2018 | TD |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1966 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 884 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,224 | | 54.34 | 66,511 |
| \$NLA(RCN) | \$391 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 884 | 1966 | 276.08 | 244,055 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | EPA | N | ENCLOSED PORCH | 340 | | 68.43 | 23,265 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,637.00 | 7,637 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | | | | | | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| | | | | HEATING/COOL | 5 | ELECTRIC BB | 1.00 | | | | | | | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 0.95 | | | | | | | | |

| TOTAL RCN | 345,368 | CONDITION ELEM | CD |
|-----------|---------|----------------|----|
| EXTERIOR | | | G |
| INTERIOR | | | A |
| KITCHEN | | | A |
| BATHS | | | A |
| HEAT/ELEC | | | A |

| EFF.YR/AGE | 1969 / 54 |
|------------|------------|
| COND | 32 32 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 32 % GD 68 |
| RCNLD | \$234,900 |