

Key: 7621

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.846

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CURRENT OWNER						PARCEL ID						LOCATION							
TOMASINI JAMES P & JULIE ANN TRUSTEES						96-113-0						44 ABNERS CIRCLE							
TOMASINI REVOCABLE TRUST						TRANSFER HISTORY						DOS		T		SALE PRICE		BK-PG (Cert)	
1200 COUNTRY CLUB DRIVE						TOMASINI JAMES P & JULIE						10/06/2020		F		1 (223982)			
APT. 5502						TOMASINI JAMES P & JULIE						08/29/1988		XX		(115268)			
LARGO, FL 33771																			

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	%
542	10/22/1996	12	CYCLICAL NON		05/15/2013	SF	100	100
132	04/24/1989	5	OTHER	5,500	06/08/2000	LB	100	100
		1	NEW CONSTRU		04/01/1992		100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	26,173	13	1.00	A	1.00	A	1.00	219,200	1.79	A	1.00	R02	1.00				235,990

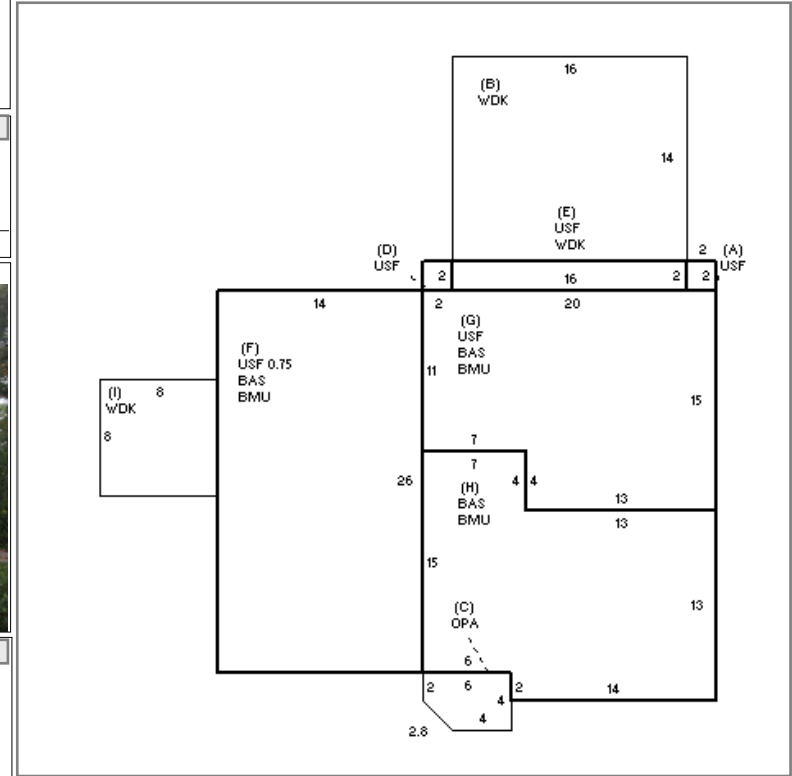
TOTAL	26,173 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E				LAND	236,000	222,600
St Ind	AVERAGE		LAND	314,900	301,200			
Infl	AVERAGE		BUILDING	1,900	1,900			
			OTHER	0	0			
						TOTAL	552,800	525,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12	2011	96	22.01	1,900



BLDG COMMENTS
INFO @ DOOR (10/7/20)

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2020	TCK
MODEL	1		RESIDENTIAL	LIST	5/15/2013	SF
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	1/12/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



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YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	403,747			
NET AREA	1,497	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	USF	L	UPPER STORY FIN	585	1990	172.72	101,044	CONDITION ELEM	CD			
\$NLA(RCN)	\$270	OVERALL	0.930	EXT COVER	10	VERT BOARD	0.98	+	WDK	N	WOOD DECK	320		36.46	11,666	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	22		46.50	1,023	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BMU	N	BSMT UNFINISHED	912		54.87	50,041	KITCHEN	A			
				FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	912	1990	247.58	225,798	BATHS	A			
				INT FINISH	2	DRYWALL	1.00	MST	O	MAS/METAL STACK	1		4,675.10	4,675	HEAT/ELEC	A				
				HEATING/COOL	2	HOT WATER	1.00	ODS	O	OUTDOOR SHOWER	1		2,246.00	2,246						
				FUEL SOURCE	1	OIL	1.00													
																		EFF. YR/AGE	1990 / 33	
																		COND	22 22 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	22 % GD 78	
																		RCNLD	\$314,900	