Key: 793

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 814

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CUZZIN CHARLIES INC C/O THOMAS RECHTIENE 1583 W PEARCE BLVD WENTZVILLE, MO 63385	78-77-793	26 OVERLOOK LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CUZZIN CHARLIES INC	05/05/2017	QS	490,000	30467-204
REED JAMES M & DONNA J	11/02/2011	QS	477,500	25810-156
MELIKIAN JUDITH A	06/01/2007	QS	520,000	22075-49

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

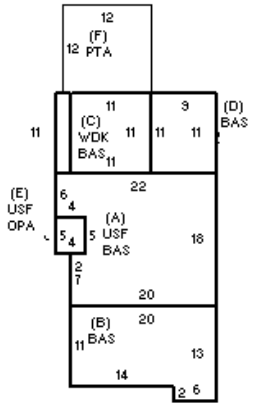
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	05/05/2017	16	MLS REVIEW	490,000	06/26/2018	JMG	100	100
47	01/29/2008	7	ALTERATIONS	3,000	12/15/2008	SAM	100	100
612	09/27/2007	7	ALTERATIONS	15,000	10/03/2008	SAL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RM	FRNT	0
Nbhd		NOTE			
St Ind					
Infl					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	1,029,900	972,200
DETACHED	0	0
OTHER	0	0
TOTAL	**1,029,900**	**972,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/15/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO RES
STYLE	1	1.00	TOWN HOUSE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	N/A [100%]

MEASURE	12/15/2008	SAM
LIST	12/15/2008	EST
REVIEW	12/16/2008	SAM

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,218	DETAIL ADJ	3.577
$NLA(RCN)	$919	OVERALL	1.000

CAPACITY	UNITS	ADJ
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHS	2	1.00
HALF BATHS	0	1.00
FIREPLACES	1	$3,300
% COMMON OWNER	2.6	1.00
FIXTURES	6	$7,800

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	5	SEAPINES	2.20
STYLE	47	05-OVERLOOK	1.15
VIEW/LOC	6	VIEW/PROX	1.40
HVAC	14	ELEC BB+AC	1.01
END/MIDDLE	1	END	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	836	1978	904.40	756,075
+	USF	L	UPPER STORY	382	1978	904.40	345,479
C	WDK	N	WOOD DECK	121		33.90	4,102
E	OPA	N	OPEN PORCH	20		41.40	828
F	PTA	N	PATIO	144		12.90	1,858

TOTAL RCN 1,119,442

CONDITION ELEM	CD
INTERIOR	G
KITCHEN	G
BATHS	G
EXTERIOR	A

EFF.YR/AGE 1997 / 26

COND	8	8 %	
FUNC	0		
ECON	0		
DEPR	8	% GD	92

RCNLD $1,029,900