**Key: 853**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 884

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| KYLE CHERYL TRUSTEE<br>CHERYL KYLE 2005 REVOC TRUST<br>230 BROADWAY<br>COSTA MESA, CA 92627 | 90-150-0 | 51 GILBERT ROAD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| KYLE CHERYL TRUSTEE | 07/15/2005 | F | 1 | 20052-031 |
| KYLE CHERYL TALIAFERRO | 10/14/1998 | A | | 11758-288 |
| CREBER CHERYL A | 01/29/1982 | XX | 1 | 3429-240 |

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

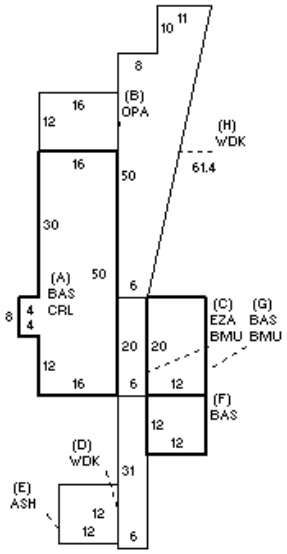
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 438 | 09/14/2010 | 1 | NEW CONSTRUC | 300,000 | 03/02/2012 | MR | 100 | 100 |
| 421 | 09/01/2010 | 6 | DEMO | | 12/16/2010 | JH | 100 | 100 |
| 311 | 06/03/1997 | 3 | OUT BUILDING | 2,400 | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 15,250 | 6 1.00 | A 1.00 | A 1.00 | 767,200 | 2.77 | A 1.00 | BAV 3.50 | | | 744,670 |

| TOTAL | 15,250 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 6 | NOTE | SHED W/2 FIXTURES | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 744,700 | 702,500 |
| BUILDING | 489,600 | 467,800 |
| DETACHED | 8,600 | 8,600 |
| OTHER | 0 | 0 |
| TOTAL | **1,242,900** | **1,178,900** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| STU | G 1.20 | 10 0.90 | 10X16 | 2010 | 160 | 60.00 | 8,600 |

PHOTO 11/25/2020

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 1.00 | RANCH [100%] |
| QUALITY | G | 1.30 | GOOD [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 11/25/2020 | NF |
|---|---|---|
| LIST | 11/25/2020 | EST |
| REVIEW | 1/11/2021 | MR |

| YEAR BLT | 2010 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,216 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $458 | OVERALL | 1.030 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | $13,926 |
| GARAGE SPACES | 0 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 1 | 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 | 9 | OTHER | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 9 | WARM/CL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | CRL | N | BSMT CRAWL | 832 | | 35.89 | 29,857 |
| B | OPA | N | OPEN PORCH | 192 | | 66.95 | 12,854 |
| + | BMU | N | BSMT UNFINISHED | 360 | | 89.51 | 32,223 |
| C | EZA | N | ENCL BREEZEWAY | 120 | | 98.28 | 11,794 |
| + | WDK | N | WOOD DECK | 856 | | 52.49 | 44,930 |
| E | ASH | N | ATT SHED | 144 | | 36.40 | 5,242 |
| + | BAS | L | BASE AREA | 1,216 | 2010 | 330.06 | 401,357 |
| | GFP | O | GAS FIREPLACE | 1 | | 4,185.70 | 4,186 |

| TOTAL RCN | 556,369 |
|---|---|

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

| EFF.YR/AGE | 2010 / 13 | |
|---|---|---|
| COND | 12 | 12 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 12 | % GD 88 |
| RCNLD | | $489,600 |