Key: 1233

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,343

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOLBROUGH CORY J &	102-24-0	27 EAGLE WING LANE
HOLBROUGH KEIRA MCKENNA		
138 ROWLAND PARKWAY		
BRIGHTON, NY 14610		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HOLBROUGH CORY J &	07/11/2008	A	346,667	23039-202
MCKENNA EDWARD JOHN III	10/28/2005	H	1	20410-64
MCKENNA EDWARD JOHN JR	10/28/2005	DC		20410-58

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

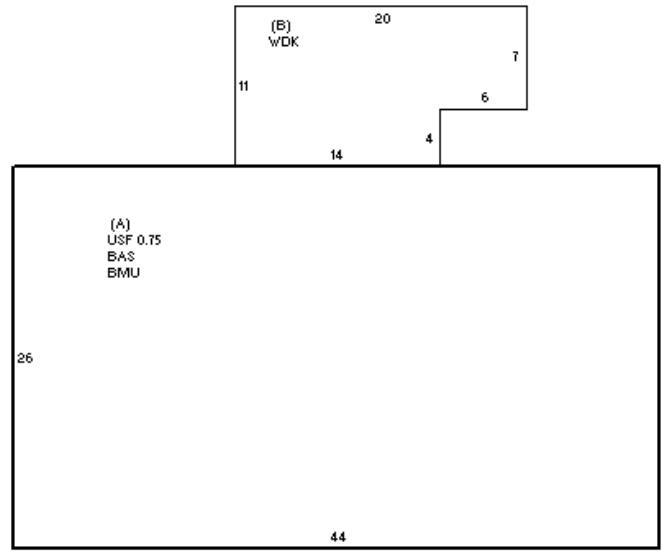
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
655	08/28/2017	7	ALTERATIONS	7,000	05/16/2018	NF	100	100
NP		12	CYCLICAL NON		11/05/2007	JH	100	100
423	07/15/2004	7	ALTERATIONS	1,200			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,600	7 1.00	A 1.00	A 1.00	416,480	3.81	A 1.00	R09 1.90			386,490

TOTAL	10,600 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 7	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	386,500	364,600
BUILDING	392,200	375,500
DETACHED	0	0
OTHER	0	0
TOTAL	**778,700**	**740,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/26/2021

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	1/26/2021	NF
LIST	1/26/2021	EST
REVIEW	3/1/2021	MR

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	2,002	DETAIL ADJ	1.000
$NLA(RCN)	$276	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,144		57.59	65,886
A	BAS	L	BASE AREA	1,144	1976	258.97	296,265
A	USF	L	UPPER STORY FIN	858	1976	185.61	159,255
B	WDK	N	WOOD DECK	196		39.98	7,837
	F22	O	FPL 2S 2OP	1		12,721.40	12,721
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	552,383

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

EFF.YR/AGE	1976 / 47	
COND	29	29 %
FUNC	0	
ECON	0	
DEPR	29	% GD 71
RCNLD		$392,200