

Key: 131

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 140

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
EFFEREN TOBIN & CHERUKUPALLY SHILPA 14 N PEORIA STREET APT 5FG CHICAGO, IL 60607				50-61-0				40 BRADFORD ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EFFEREN TOBIN & CHERUKUPA				10/13/2020	QS	575,000	33355-322				
CONDIT JEAN H TRUSTEE				10/19/2000	J	1	13306-238				
CONDIT JEAN H TRUSTEE				03/13/2000	J	1	12877-135				

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	%
24-226	03/08/2024	7	ALTERATIONS	1,855				0
58	01/26/2022	7	ALTERATIONS	20,000	02/27/2023	TCK	100	100
32	01/18/2022	7	ALTERATIONS	7,500	02/27/2023	TCK	100	100
	10/13/2020	15	SALE REVIEW	575,000	03/15/2021	JMG	100	100
141	03/12/2008	7	ALTERATIONS	12,000	05/04/2010	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	4,950	3	1.00	3A	1.00	A	1.00	876,800	7.70	A	1.00	BA+	4.00			767,040

TOTAL	4,950 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE	LAND	767,000	723,700			
St Ind	BREWSTER PARK		BUILDING	163,500	154,400			
Infl	AVERAGE		DETACHED	800	800			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>931,300</b>	<b>878,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 6X8		48	22.94	800

PHOTO 02/27/2023

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/15/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/4/2010	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	3/28/2023	EMZ
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	906	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	EPA	N	ENCLOSED PORCH	140		72.45	10,143
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	B	PTA	N	PATIO	160		13.60	2,175
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	240		60.16	14,439
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	906	1950	239.60	217,076
				FLOOR COVER	2	SOFTWOOD	1.00	E	WDK	N	WOOD DECK	41		35.28	1,446
				INT FINISH	3	WD PANEL	1.00		MST	O	MAS/METAL STACK	1		4,524.30	4,524
				HEATING/COOL	1	FORCED AIR	1.00		ODS	O	OUTDOOR SHOWER	1		2,173.50	2,174
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	255,487
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1961 / 62
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$163,500

