

Key: 13184

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.244

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
RALHAN VIJAY M KAWAUCHI & RALHAN MEGHA S 19 CADOGAN STREET LONDON, SW3 2PP UK				144-64-0				39 RUDDY DUCK ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
RALHAN VIJAY M KAWAUCHI & PALMER DONNA M & PALMER S				10/15/2018	O	1,025,000	31594-174					
				04/06/2017	F		1 30403-63					
PALMER STEVEN & DONNA				10/30/2013	QS	900,000	27793-197					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13	1.00	13R	1.00	A	1.00				348,850
300	A	1,333	13	1.00	13R	1.00	A	1.00	R05	1.15		18,400

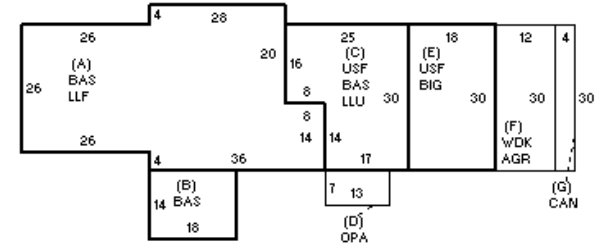
LAND

TOTAL	2.710 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	SUBDIVISION OF PARCEL 58-2 FOR FY 2003 --- LOT 5 ON PLAN BOOK 565/49& 50 -- PORTION OF LOT IN RM ZONE ALSO				LAND	367,300	346,400
St Ind	WOOD DUCK					BUILDING	1,434,200	1,354,300
Infl	AVERAGE					DETACHED	26,700	26,400
						OTHER	0	0
						TOTAL	1,828,200	1,727,100

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	%
107	02/05/2019	7	ALTERATIONS	125,000	07/14/2020	TCK	100	100
	10/15/2018	15	SALE REVIEW	1,025,000	07/15/2019	JMG	100	100
286	06/17/2010	1	NEW CONSTRUC	300,000	03/08/2012	MR	100	100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	10 0.90	2011	1	4,058.10	3,700
IPV	A	1.00	10 0.90 EST 20X40	2016	800	32.01	23,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/18/2011	JH
MODEL	1		RESIDENTIAL	LIST	1/18/2011	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	7/31/2020	ER
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
5 Bedroom Septic

LOADING

YEAR BLT	2010	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,576,088	
NET AREA	5,548	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,740	2019	159.26	277,112	CONDITION ELEM CD		
\$NLA(RCN)	\$284	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,740	2010	305.79	532,077	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	890	2010	305.79	272,155	INTERIOR	A
STORIES	2	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	C	LLU	N	LOWER LEVEL UNF	638		118.87	75,839	KITCHEN	A	
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UPPER STORY FIN	1,178	2010	243.07	286,333	BATHS	A	
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	91		68.92	6,272	HEAT/ELEC	A	
BATHROOMS	3	1.00		HEATING/COOL	9	WARM/CL AIR	1.03	E	BIG	N	BUILT-IN GARAGE	540		68.60	37,045			
FIXTURES	15	\$27,710		FUEL SOURCE	2	GAS	1.00	F	AGR	N	ATT GARAGE	360		57.03	20,531			
GARAGE SPACES	2	1.00																
% BSMT FIN	0	1.00																
# 1/2 BATHS	2	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	2013 / 10	
																COND	10	10 %
																FUNC	0	
																ECON	0	
																DEPR	9	% GD 91
																RCNLD	\$1,434,200	