

Key: 144

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 154

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COUZENS JOHN C JR ETAL C/O CAROLINE COUZENS 260 CHURCH ST APT 3E-2 WHITE PLAINS, NY 10603				50-35-0				13 CARVER ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COUZENS JOHN C JR ETAL				12/15/2023	J	68,000	36136-141				
COUZENS MARY JANE ETAL				01/05/2007	J	34,108	21675-211				
COUZENS MARY JANE ETAL				01/05/2007	R	34,108	21675-210				

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	%
24-312	04/03/2024	7	ALTERATIONS	3,950				0
214	03/19/2018	7	ALTERATIONS	6,000	06/19/2019	NF	100	100
		12	CYCLICAL NON		03/08/2018	NF	100	100
1031	12/16/2014	7	ALTERATIONS	10,000	06/17/2015	MW	100	100
116	03/31/2010	7	ALTERATIONS	25,000	12/14/2010	JH	100	100

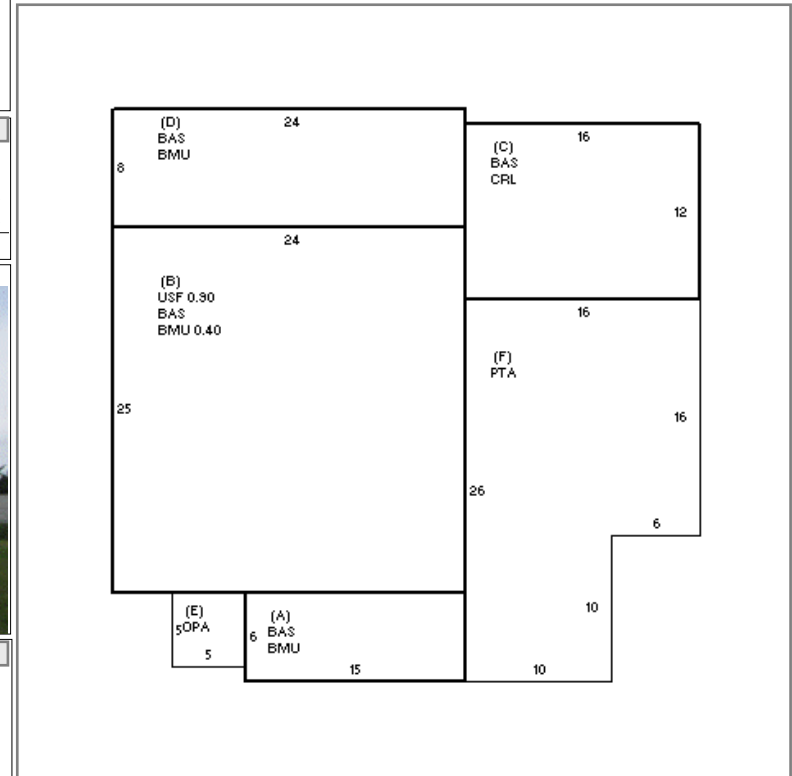
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,303 3	1.00	3A	1.00	A	1.00	1,468,640	4.76	A	1.00	BVG 6.70	1,331,280

TOTAL	8,303 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE	LAND	1,331,300	1,256,000			
St Ind	BREWSTER PARK		BUILDING	313,800	296,400			
Infl	AVERAGE		DETACHED	8,400	8,300			
			OTHER	0	0			
TOTAL			TOTAL	1,653,500	1,560,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
STU	A	1.00	15 0.85 11X18	2005	198	50.00	8,400



BUILDING	CD	ADJ	DESC	MEASURE	3/8/2018	NF
MODEL	1		RESIDENTIAL	LIST	9/20/2007	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	12/19/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,614	DETAIL ADJ	1.000
\$NLA(RCN)	\$286	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	7	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$8,034
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	2	SOFTWOOD	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	7	FL/WALL UN	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	522		68.85	35,941
+	BAS	L	BASE AREA	1,074	1910	269.13	289,044
B	USF	L	UPPER STORY FIN	540	2010	191.30	103,300
C	CRL	N	BSMT CRAWL	192		31.28	6,005
E	OPA	N	OPEN PORCH	25		51.50	1,288
F	PTA	N	PATIO	356		13.92	4,955
	F21	O	FPL 2S 1OP	1		10,455.50	10,456
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	461,509
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	1969 / 54
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$313,800