Key: 1476 **Town of BREWSTER - Fiscal Year 2025** 9/17/2024 2:15 pm SEQ #: 1.608

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FROME KEITH WELLER &	**90-111-0**	**29 SEARS ROAD**
BONACCIO ERMELINDA		
44 BRADENHAM PLACE		
AMHERST, NY 14226-4104		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FROME KEITH WELLER &	03/15/2013	QS	584,000	27210-169
MIER STEPHEN P & LISA C	08/15/2003	QS	585,000	17476-274
MURPHY DIANE C & WILLIAM	10/04/1996	N	129,500	10424-205

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	%
900	09/30/2021	7	ALTERATIONS		04/26/2022	TCK	100	100
792	08/31/2021	2	ADD	335,000	04/26/2022	TCK	100	100
479	05/22/2019	7	ALTERATIONS	12,800	07/14/2020	NF	100	100
46	01/25/2001	2	ADD	10,000	06/13/2002	LB	100	100
490	08/30/1999	5	OTHER	11,000	01/27/2000	LB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	6 1.00	A 1.00	A 1.00	767,200	4.02	A 1.00	R12 3.50			707,490

TOTAL	10,019 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 6
St Ind	AVERAGE
Infl	AVERAGE

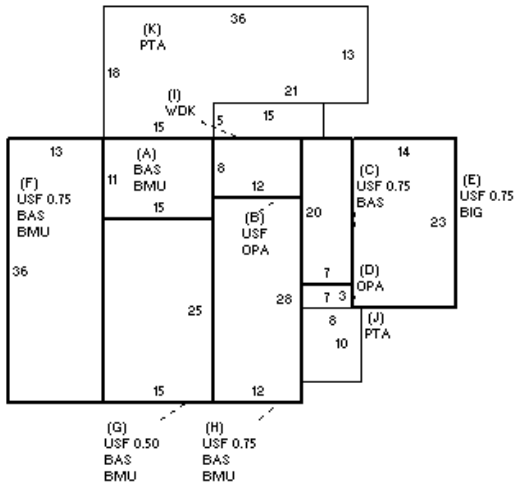
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	707,500	534,000
BUILDING	746,500	705,300
DETACHED	0	0
OTHER	0	0
TOTAL	**1,454,000**	**1,239,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/26/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/2/2020	NF
LIST	12/2/2020	EST
REVIEW	5/3/2022	MR

BLDG COMMENTS

YEAR BLT	1969	SIZE ADJ	0.990
NET AREA	2,718	DETAIL ADJ	1.000
$NLA(RCN)	$309	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	4	1.00
FIXTURES	12	$19,094
GARAGE SPACES	2	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,344		65.85	88,497
+	OPA	N	OPEN PORCH	117		60.59	7,089
+	USF	L	UPPER STORY FIN	389	1969	204.59	79,587
+	BAS	L	BASE AREA	1,484	1969	292.72	434,404
E	BIG	N	BUILT-IN GARAGE	322		65.67	21,145
+	USF	L	UPPER STORY FIN	494	2001	204.59	101,069
F	USF	L	UPPER STORY FIN	351	2002	204.59	71,813
I	WDK	N	WOOD DECK	75		47.50	3,563
J	PTA	N	PATIO	80		22.16	1,773
K	PTA	N	PATIO	543		14.45	7,846
	ODS	O	OUTDOOR SHOWER	1		2,926.40	2,926

TOTAL RCN	838,806

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

EFF.YR/AGE	2011 / 12
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	$746,500