

Key: 1566

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.703

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PERRACHIA CAMILLO & LILLIAN M TRUSTEES OF 156 SEAWAY ROAD TRUST 111 PENFIELD CRESCENT ROCHESTER, NY 14625				90-4-0				156 SEAWAY ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PERRACHIA CAMILLO & LILLI				07/10/2017	F	1 (213450)					
PERACCHIA LILLIAN M				12/12/2006	A	1 (181814)					
PERACCHIA CAMILLO & LILLI				09/21/1979	XX	38,500 (79481)					

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 %

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,404 6	1.00	A	1.00	A	1.00	767,200	6.04	A	1.00	R12 3.50	680,700

TOTAL	6,404 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	680,700	513,800
St Ind	AVERAGE		LAND	144,700	138,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	825,400	652,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/18/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/18/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	1/8/2021	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1970 <th>SIZE ADJ</th> <td>1.000 </td>	SIZE ADJ	1.000
NET AREA	806 <th>DETAIL ADJ</th> <td>1.000 </td>	DETAIL ADJ	1.000
\$NLA(RCN)	\$264	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	4	\$3,939	
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	3	FOUN 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	2	DRYWALL	1.00
HEATING/COOL	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	806		20.30	16,363
A	BAS	L	BASE AREA	806	1970	209.13	168,559
B	EPA	N	ENCLOSED PORCH	120		60.98	7,318
+	WDK	N	WOOD DECK	301		29.69	8,938
	F11	O	FPL 1S 1OP	1		5,785.00	5,785
	ODS	O	OUTDOOR SHOWER	1		1,829.40	1,829

TOTAL RCN	212,730
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1970 / 53
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$144,700

