

Key: 1702

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.834

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ZAKALAK ULANA D 524 CLIFTON AVENUE NEWARK, NJ 07104				68-72-0				117 POINT OF ROCKS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZAKALAK ULANA D				05/10/2011	H		25437-334				
KAPLUN JAMES M &				06/05/1998	QS	164,900	11481-331				
CALVIN RONALD & CAROL				03/31/1980	XX		3074-191				

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	%
237	04/10/2012	7	ALTERATIONS	4,700	02/01/2013	MR	100	100
276	05/25/2001	8	YARD ITEMS	1,800			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,743	5	1.00	A	1.00	A	1.00	416,480	2.07	A	1.00	R10	1.90			430,030

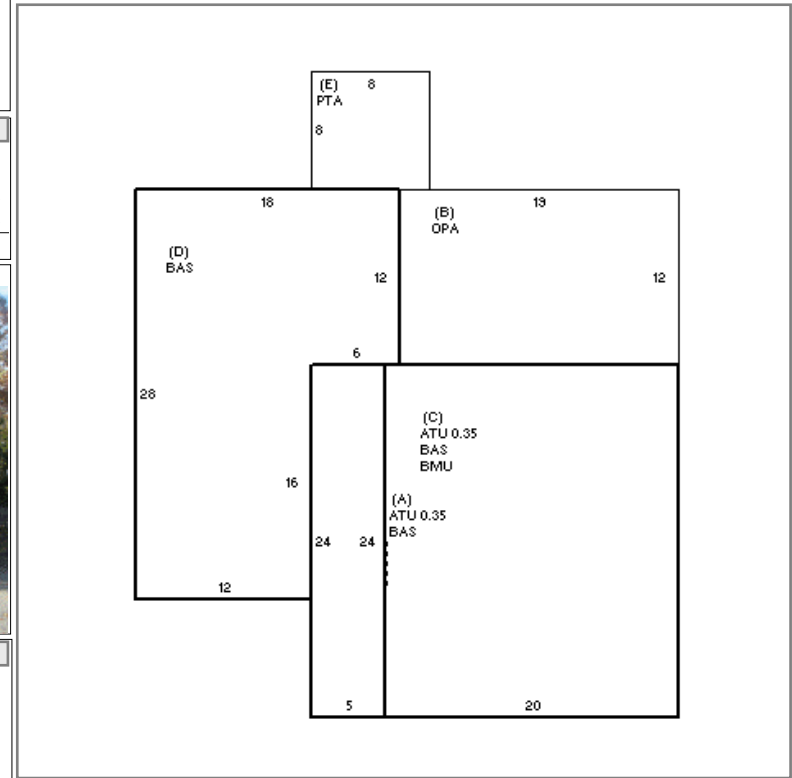
TOTAL	21,743 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	430,000	405,700
St Ind	AVERAGE		LAND	197,300	189,200			
Infl	AVERAGE		BUILDING	7,800	7,700			
			OTHER	0	0			
TOTAL						635,100	602,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80 12X22		264	36.79	7,800



BUILDING	CD	ADJ	DESC	MEASURE	11/11/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/11/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	1/6/2021	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BUILDING

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,008	DETAIL ADJ	1.000
\$NLA(RCN)	\$301	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,020	
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,008	1960	235.16	237,042
A	ATU	N	ATTIC UNF	42		48.06	2,019
B	OPA	N	OPEN PORCH	228		45.00	10,260
C	BMU	N	BSMT UNFINISHED	480		60.16	28,878
C	ATU	N	ATTIC UNF	168		48.06	8,074
E	PTA	N	PATIO	64		18.60	1,191
F11	O		FPL 1S 1OP	1		6,873.30	6,873
ODS	O		OUTDOOR SHOWER	1		2,173.50	2,174

TOTAL RCN	303,530
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1963 / 60
COND	35 35 %
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$197,300