

Key: 183

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 194

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
RUSSILLO MICHAEL J & HOCKIN TIFFANY 37 BRIDGE STREET UNIT 6A BROOKLYN, NY 11201		50-91-0		8 LEEDS LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
RUSSILLO MICHAEL J & HOCK DROWN ALICE M		07/15/2021	QS	899,000	34297-303
		09/10/1962	XX		1171-506

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-889	09/05/2023	3	OUT BUILDING	24,342	04/17/2024	NF	100 100
643	07/15/2021	16	MLS REVIEW	899,000	04/28/2022	JMG	100 100
	12/10/2010	7	ALTERATIONS	2,200	03/22/2012	MR	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	10,647	3	1.00	A	1.00	A	1.00	767,200	3.80	A	1.00	BA- 3.50			712,180

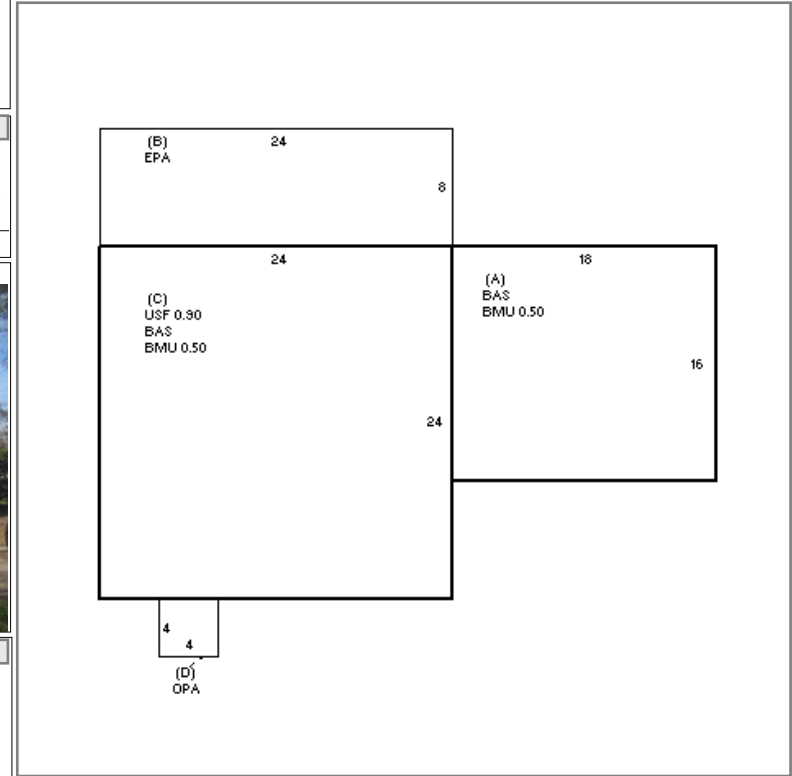
TOTAL	10,647 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE	LAND	712,200	671,900			
St Ind	AVERAGE		BUILDING	230,400	219,700			
Infl	AVERAGE		DETACHED	8,800	1,700			
			OTHER	19,500	18,500			
			TOTAL	970,900	911,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	01 1.00 12X20	2023	240	36.79	8,800



BUILDING	CD	ADJ	DESC	MEASURE	10/2/2020	NF
MODEL	1		RESIDENTIAL	LIST	8/30/2007	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/16/2024	EMZ
QUALITY	-	0.92	MINUS AVE [79%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	383,967
NET AREA	1,382	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	432		64.64	27,927	CONDITION ELEM	CD
\$NLA(RCN)	\$278	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	288	1988	266.98	76,891	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	192		73.95	14,199	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	C	BAS	L	BASE AREA	576	1940	266.98	153,782	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00	C	USF	L	UPPER STORY FIN	518	1940	179.60	93,035	BATHS	A
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	16		48.35	774	HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00		F21	O	FPL 2S 1OP	1		9,816.50	9,817		
				FUEL SOURCE	1	OIL	1.00										



EFF. YR/AGE	1950 / 73
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$230,400

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BUILDING

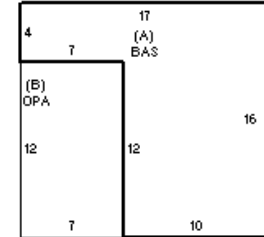
CURRENT OWNER		PARCEL ID	LOCATION			
RUSSILLO MICHAEL J & HOCKIN TIFFANY 37 BRIDGE STREET UNIT 6A BROOKLYN, NY 11201		50-91-0	8 LEEDS LANE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	19,500	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MEASURE	10/2/2020	NF
LIST	8/30/2007	JH
REVIEW	5/16/2024	EMZ
GUEST CABIN - NO KITCHEN		

BUILDING	CD	ADJ	DESC	MEASURE	10/2/2020	NF
MODEL	1		RESIDENTIAL	LIST	8/30/2007	JH
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	5/16/2024	EMZ
QUALITY	M	0.55	MINIMAL [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	32,547	
NET AREA	188	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	188	1940	148.86	27,986	CONDITION ELEM	CD	
\$NLA(RCN)	\$173	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	B	OPA	N	OPEN PORCH	84		24.75	2,079	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00		ODS	O	OUTDOOR SHOWER	1		1,195.40	1,195	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00									KITCHEN		
				FLOOR COVER	3	W/W CARPET	1.00									BATHS	A	
				INT FINISH	4	WALL BOARD	1.00									HEAT/ELEC	A	
				HEATING/COOL	13	NONE	0.90											
				FUEL SOURCE	8	NONE	0.95											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		1	1.00															
BEDROOMS		1	1.00															
BATHROOMS		0	1.00															
FIXTURES		2	\$1,287															
GARAGE SPACES		0	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		1	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE		1940 / 83																
COND	40	40 %																
FUNC	0																	
ECON	0																	
DEPR	40	% GD	60															
RCNLD		\$19,500																