

Key: 1998

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.150

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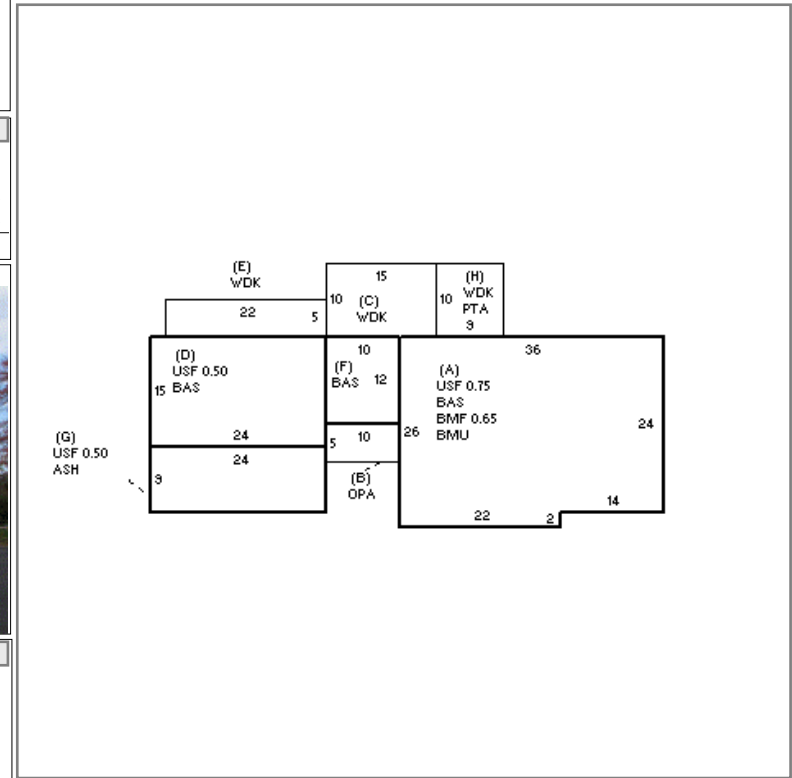
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | |
|---|---|----------|------|------------|------|------------|--------------|---------------------|------|----|------------|-----------|---------|
| GRASSO ANGELO M & HILARY S 45 RIDGEWOOD TERRACE CHAPPAQUA, NY 10514 | | | | 58-61-0 | | | | 117 BREAKWATER ROAD | | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | |
| GRASSO ANGELO M & HILARY | | | | 09/21/2015 | V | 720,000 | 29151-255 | | | | | | |
| ORLANDI THOMAS V JR & JUD | | | | 10/15/2004 | G | 677,000 | 19140-303 | | | | | | |
| BONASERA JOSEPH F & MARLE | | | | 02/15/1984 | N | 166,000 | 4015-281 | | | | | | |
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | |
| 100 | S | 32,900 4 | 1.00 | A | 1.00 | A | 1.00 | 767,200 | 1.51 | A | 1.00 | BAV 3.50 | 874,100 |

| 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 | % |
| 790 | 11/04/2020 | 7 | ALTERATIONS | 30,000 | 12/18/2020 | NF | 100 | 100 |
| 976 | 10/25/2016 | 7 | ALTERATIONS | 170,000 | 04/17/2018 | NF | 100 | 100 |
| 425 | 06/10/2015 | 7 | ALTERATIONS | 6,200 | 04/27/2016 | WFF | 100 | 100 |
| 29 | 01/11/1994 | 5 | OTHER | 2,900 | | | 100 | 100 |
| 25 | 01/11/1994 | 5 | OTHER | 2,900 | | | 100 | 100 |

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| TOTAL | 32,900 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|--------------|------------------|------------------|
| Nbhd | NBHD 4 | NOTE | | | | LAND | 874,100 | 824,700 |
| St Ind | AVERAGE | | BUILDING | 601,600 | 568,300 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,475,700 | 1,393,000 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



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| BUILDING | CD | ADJ | DESC | MEASURE | 10/16/2020 | NF |
|----------|----|------|-----------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/28/2007 | JH |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 1/19/2021 | MR |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| BLDG COMMENTS |
|-------------------------|
| BMF=FR/BATH (ESTIMATED) |

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| YEAR BLT | 1973 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 724,837 |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|----------------|-----------------|------------|-----------|-----------|-----------|----------------|---------|
| NET AREA | 2,357 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 908 | | 66.20 | 60,108 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$308 | OVERALL | 1.020 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | BMF | N | BSMT FINISH | 590 | | 45.26 | 26,701 | EXTERIOR | V |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 789 | 1973 | 204.17 | 161,092 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | B | OPA | N | OPEN PORCH | 50 | | 56.10 | 2,805 | KITCHEN | G |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | WDK | N | WOOD DECK | 350 | | 43.98 | 15,394 | BATHS | G |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | D | BAS | L | BASE AREA | 360 | 2016 | 276.57 | 99,566 | HEAT/ELEC | A |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | D | USF | L | UPPER STORY FIN | 180 | 2016 | 204.17 | 36,751 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | + | BAS | L | BASE AREA | 1,028 | 1973 | 276.57 | 284,317 | | |
| | | | | | | | | G | ASH | N | ATT SHED | 216 | | 28.29 | 6,112 | | |
| | | | | | | | | H | PTA | N | PATIO | 90 | | 20.52 | 1,847 | | |
| | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 11,389.40 | 11,389 | | | |
| | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | 2,709.60 | 2,710 | | | |
| | | | | | | | | | | | | EFF.YR/AGE | 1999 / 24 | | | | |
| | | | | | | | | | | | | COND | 17 17 % | | | | |
| | | | | | | | | | | | | FUNC | 0 | | | | |
| | | | | | | | | | | | | ECON | 0 | | | | |
| | | | | | | | | | | | | DEPR | 17 % GD | | 83 | | |
| | | | | | | | | | | | | RCNLD | | | \$601,600 | | |