

Key: 23

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 19

LEGAL

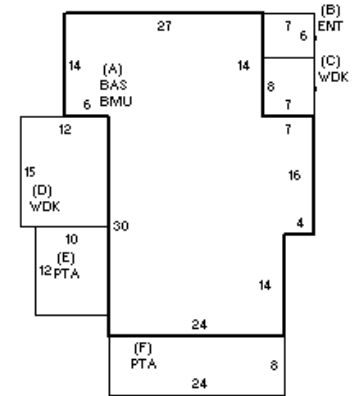
LAND

CURRENT OWNER		PARCEL ID		LOCATION	
VIRZI JOHN D & MOLETI CAROLE ANN TRUSTEE		37-8-0		415 PAINES CREEK ROAD	
VIRZI MOLETI TRUST		TRANSFER HISTORY		DOS	T
3633 209TH STREET		VIRZI JOHN D & MOLETI CAR		08/30/2019	F
BAYSIDE, NY 11361		VIRZI JOHN DAVID &		11/02/2018	QS
		HEANUE PAUL T & KATHERINE		07/19/1990	QS
CD	T	AC/SF/UN	Nbhd	St Ind	Infl
100	S	14,000 1	1.00	A	1.00
ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT
767,200	2.99	A	1.00	R12	3.50
					ADJ VALUE
					736,400

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 %
855	11/23/2022	7	ALTERATIONS	7,500	02/22/2023	TCK	100 100
219	03/10/2021	7	ALTERATIONS	8,000	04/27/2022	TCK	100 100
	11/02/2018	16	MLS REVIEW	618,000	07/22/2019	JMG	100 100
263	06/09/2010	7	ALTERATIONS	1,000	12/14/2010	JH	100 100
NP		12	CYCLICAL NON		08/16/2007	JH	100 100

TOTAL	14,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	NOTE				LAND	736,400	555,800
St Ind	AVERAGE		BUILDING	329,900	311,500			
Infl	AVERAGE		DETACHED	8,100	8,100			
			OTHER	0	0			
						TOTAL	1,074,400	875,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X12		96	22.01	1,500
SHF	A	1.00	30 0.70 8X5		40	22.94	600
CBN	A	1.00	30 0.70 16X12		192	44.90	6,000



BUILDING	CD	ADJ	DESC	MEASURE	10/1/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/1/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	3/27/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	1,162	DETAIL ADJ	1.000
\$NLA(RCN)	\$355	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$6,890	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN WALL	1.00
EXT COVER	2	CLAPBOARD	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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,162		59.85	69,547
A	BAS	L	BASE AREA	1,162	1969	269.13	312,728
B	ENT	N	ENCLOSED ENTRY	42		137.40	5,771
+	WDK	N	WOOD DECK	236		41.55	9,806
E	PTA	N	PATIO	120		16.85	2,023
F	PTA	N	PATIO	192		16.01	3,074
	ODS	O	OUTDOOR SHOWER	1		2,559.90	2,560

TOTAL RCN	412,397
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	V
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE 1993 / 30	
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$329,900