

Key: 252

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 264

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
SPRECHMAN JORDAN A & PADDOCK BARBARA 40 PARK AVENUE NEW YORK, NY 10016				57-3-252				33 WHEELER DRIVE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				SPRECHMAN JORDAN A & SPROUL ROBERT W & ROSEMAR				06/12/1998	QS	270,000	(C148-2)	
				11/08/1984	XX		N/A-N/A					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
372	05/22/2015	7	ALTERATIONS	3,500	05/17/2016	WFF	100	100
54	01/31/1994	5	OTHER	3,500			100	100

LAND

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

TOTAL	SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
		N	BAY VIEWS			LAND	0	0
		O				BUILDING	1,215,400	1,147,100
		T				DETACHED	0	0
		E				OTHER	0	0
						TOTAL	1,215,400	1,147,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/17/2016



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/9/2008	SAM
MODEL	10		CONDO RES	LIST	12/9/2008	EST
STYLE	4	1.00	GARDEN [100%]	REVIEW	5/17/2009	SAM
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS
2ND FL UNIT/SF PER CONDO DOCS

G

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,365,565
NET AREA	1,640	DETAIL ADJ	3.366	COMPLEX	4	SEARS POINT	2.00		BAS	L	BASE AREA	1,640	1982	825.89	1,354,465		
\$NLA(RCN)	\$833	OVERALL	1.000	STYLE	15	04-GULL	1.65										
				VIEW/LOC	1	NONE	1.00										
				HVAC	8	HEAT PUMP	1.02										
				END/MIDDLE	1	END	1.00										
CAPACITY		UNITS	ADJ														
ROOMS		5	1.00														
BEDROOMS		2	1.00														
BATHS		2	1.00														
HALF BATHS		0	1.00														
FIREPLACES		1	\$3,300														
% COMMON OWNER		1.62	1.00														
FIXTURES		6	\$7,800														
																CONDITION ELEM	CD
																INTERIOR	A
																KITCHEN	A
																BATHS	G
																EXTERIOR	A
																EFF.YR/AGE	1987 / 36
																COND	11 11 %
																FUNC	0
																ECON	0
																DEPR	11 % GD 89
																RCNLD	\$1,215,400