Key: 3379

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.591

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PENSA MARIO F & ZEVART TRSTEES 299 GRANDVIEW AVENUE SUFFERIN, NY 10901	88-33-0	13 NORTH POND DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PENSA MARIO F & ZEVART TR	03/23/2016	F	1	29527-169
PENSA MARIO F & ZEVART	02/18/2005	QS	455,000	19545-044
NIGGELL BARBARA &	12/30/1998	A	100	11953-232

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

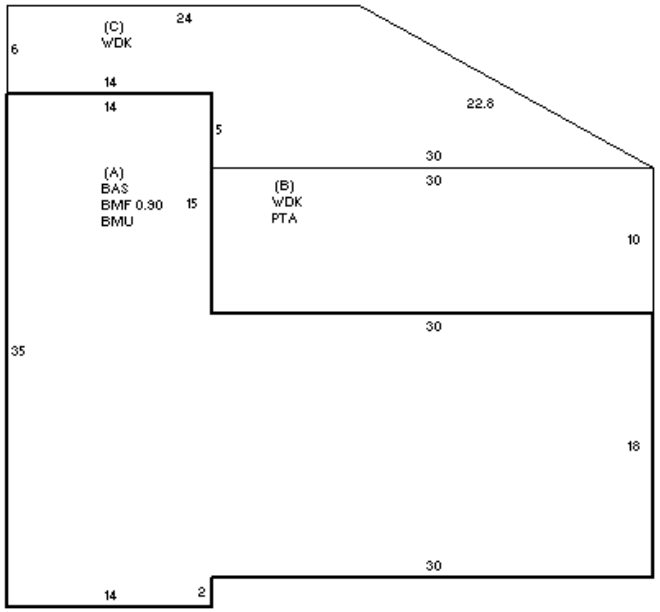
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		04/29/2013	SF	100	100
449	06/21/2012	7	ALTERATIONS	2,000	08/15/2014	RJM	100	100
520	09/08/2000	3	OUT BUILDING	1,400			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,394	13 1.00	13M 1.00	A 1.00	274,000	1.56	A 1.00	PV6 1.25			308,260

TOTAL	31,407 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE	POND VIEW		
St Ind	LUND FARM				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	308,300	290,800
BUILDING	266,700	255,500
DETACHED	3,400	3,400
OTHER	0	0
TOTAL	**578,400**	**549,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X10	2000	80	22.01	1,400
HTB	A 1.00	50 0.50			1	4,058.10	2,000

PHOTO 12/18/2020

BLDG COMMENTS

WOOD & GAS STOVE ALSO

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/18/2020	TCK
LIST	12/18/2020	EST
REVIEW	2/12/2021	MR

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,030	DETAIL ADJ	1.000
$NLA(RCN)	$370	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,410
GARAGE SPACES	0	1.00
% BSMT FIN	90	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,030		53.64	55,249
A	BMF	N	BSMT FINISH	927		33.82	31,351
A	BAS	L	BASE AREA	1,030	1970	248.23	255,673
B	PTA	N	PATIO	300		13.59	4,078
+	WDK	N	WOOD DECK	604		37.24	22,493
	MST	O	MAS/METAL STACK	1		4,775.70	4,776

TOTAL RCN 381,030

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 1973 / 50

COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70

RCNLD $266,700