

Key: 423

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 445

LEGAL

LAND

DETACHED

BUILDING

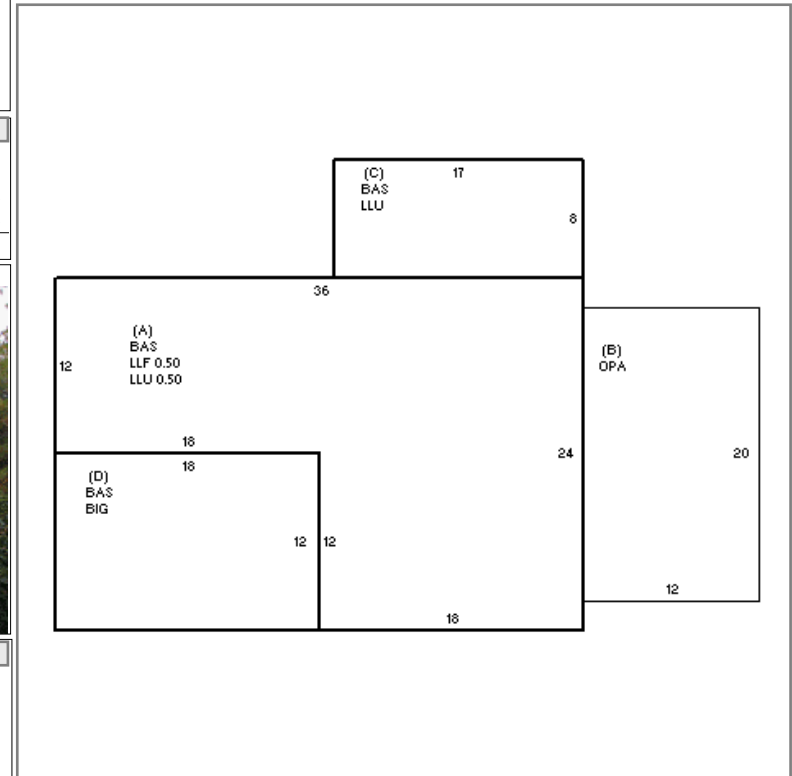
CURRENT OWNER		PARCEL ID	LOCATION		
WINTERHOFF LLC 71 WESTWOOD DRIVE JOHNSON CITY, NY 13790		69-40-0	73 WINTERHOFF TRAIL		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WINTERHOFF LLC		04/09/2021	B		1 (225855)
STANKAITIS ROBERT F & NOR		09/12/2006	F		1 (181069)
STANKAITIS ROBERT F & NOR		05/18/1965	XX		(35174)

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	%
861	09/21/2021	7	ALTERATIONS	4,000	04/22/2022	TCK	100	100
832	12/13/2007	2	ADD	65,000	01/30/2009	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,775	5	1.00	A	1,139,840	3.03	A	1.00	BGD	5.20	1,091,450

TOTAL	13,775 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	1,091,500	1,029,700			
St Ind	AVERAGE		BUILDING	255,100	240,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	1,346,600	1,270,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/28/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/26/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	4/3/2022	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,324	DETAIL ADJ	1.000
\$NLA(RCN)	\$250	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$6,669	
GARAGE SPACES	1	1.00	
% BSMT FIN	30	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	1	WD SHINGLE	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	3	WD PANEL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	460		76.37	35,129
A	LLF	L	LOWER LEVEL FIN	324	1971	120.97	39,193
+	BAS	L	BASE AREA	864	1971	227.62	196,662
B	OPA	N	OPEN PORCH	240		42.75	10,260
C	BAS	L	BASE AREA	136	2007	227.62	30,956
D	BIG	N	BUILT-IN GARAGE	216		48.23	10,417
	ODS	O	OUTDOOR SHOWER	1		2,064.80	2,065

TOTAL RCN	331,352
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1987 / 36
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$255,100