

Key: 439

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 461

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRISSETTE ROBERT & RENEE 42 HILLCREST AVENUE LARCHMONT, NY 10538				69-110-0				38 DENNISON ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRISSETTE ROBERT & RENEE				02/02/2012	QS	475,000	26053-85				
GARTON SANDE TRUSTEE				03/17/2010	A	1	24423-166				
HOLST B SANDERSON				11/05/2002	A		15867-151				

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	%
2025-29		13	SPLIT/SUB/LA		07/29/2024	JMG	100	100
24-451	07/16/2024	1	NEW CONSTRUC	1,000,000			0	0
24-454	05/20/2024	6	DEMO	15,000			0	0

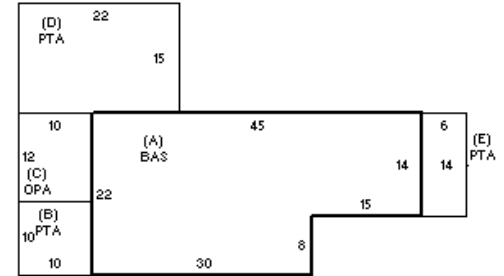
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,550	5	1.00	A	1.00	A	1.00	876,800	3.53	A	1.00	BA+	4.00			821,090

TOTAL	11,550 SF	ZONING	RM	FRNT	0	ASSESSED	LAND 821,100 BUILDING 165,600 DETACHED 1,000 OTHER 0 TOTAL 987,700	CURRENT	821,100	PREVIOUS	762,800
Nbhd	NBHD 5	ST	AVERAGE	INFL	AVERAGE	Portions of Lots 56 & 57 on Plan Bk 93 Pg 151 - See Deed for description					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X8		64	22.01	1,000



BUILDING	CD	ADJ	DESC	MEASURE	10/21/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/2/2007	JH
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	12/31/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	870	DETAIL ADJ	1.000
\$NLA(RCN)	\$317	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$4,017	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	7	FL/WALL UN	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	870	1950	284.36	247,396
B	PTA	N	PATIO	100		18.84	1,884
C	OPA	N	OPEN PORCH	120		51.50	6,180
D	PTA	N	PATIO	330		13.92	4,594
E	PTA	N	PATIO	84		18.83	1,582
	F11	O	FPL 1S 10P	1		7,866.10	7,866
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	276,006
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1950 / 73
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$165,600