

Key: 4904

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.125

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MAX STEPHEN & LYNN 315 RIVERSIDE APT 16-B NEW YORK, NY 10025				138-59-0				68 VESPER POND DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAX STEPHEN & LYNN				11/10/1988	XX	135,000	6516-040				

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	%
509	08/26/2003	2	ADD	25,000	06/25/2004	WH	100	100

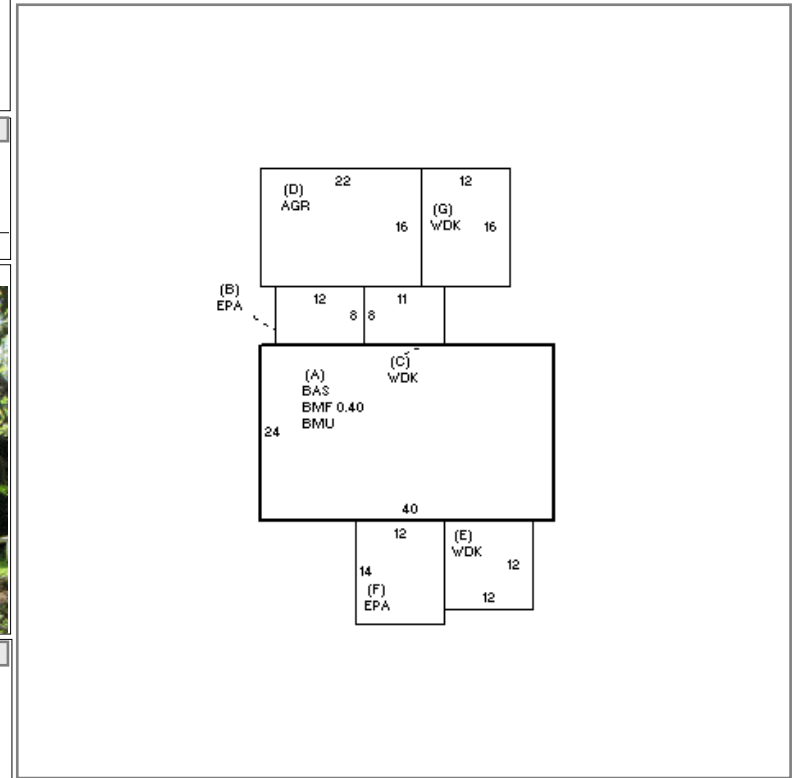
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	31,300 9	1.00	A	1.00	A	1.00	241,120	1.56	A	1.00	R05 1.10	271,080

TOTAL	31,300 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	271,100	255,700
St Ind	AVERAGE		BUILDING	250,400	240,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	521,500	495,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
PULL DOWN STAIRS TO ATTIC  
BMF= BDRM, OFFICE, BTH



BUILDING	CD	ADJ	DESC	MEASURE	6/4/2019	NF
MODEL	1		RESIDENTIAL	LIST	6/27/2019	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	1/7/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	960	DETAIL ADJ	1.000
\$NLA(RCN)	\$389	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,410	
GARAGE SPACES	1	1.00	
% BSMT FIN	40	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		56.05	53,808
EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	384		38.32	14,715
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	960	1968	252.91	242,793
ROOF COVER	1	ASPH/CMP SH	1.00	+	EPA	N	ENCLOSED PORCH	264		68.83	18,171
FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	424		37.24	15,790
INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	352		39.31	13,836
HEATING/COOL	5	ELECTRIC BB	1.00	F11	O	FPL 1S 1OP		1		7,255.20	7,255
FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	373,777	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE	1968 / 55	
COND	33 33 %	
FUNC	0	
ECON	0	
DEPR	33 % GD	67
RCNLD		\$250,400