

Key: 5408

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.627

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| CURRENT OWNER  |   |          |      | PARCEL ID  |      |            |              | LOCATION           |      |     |            |           |
|--|---|----------|------|------------|------|------------|--------------|--------------------|------|-----|------------|-----------|
| DILEONE DIANE F<br>341 FURNACE DOCK ROAD<br>UNIT 43<br>CORTLAND MANOR, NY 10567-6544 |   |          |      | 97-34-0    |      |            |              | 39 BEACH PLUM LANE |      |     |            |           |
| TRANSFER HISTORY   |   |          |      | DOS        | T    | SALE PRICE | BK-PG (Cert) |                    |      |     |            |           |
| DILEONE DIANE F  |   |          |      | 10/30/2020 | QS   | 471,000    | 33421-254    |                    |      |     |            |           |
| O'NIELL SUSAN MUNROE   |   |          |      | 08/07/1997 | QS   | 29,900     | 10890-191    |                    |      |     |            |           |
| MCMAHON JOYCE P  |   |          |      | 03/31/1993 | A    | 100        | 8504-298     |                    |      |     |            |           |
| CD   | T | AC/SF/UN | Nbhd | St Ind     | Infl | ADJ BASE   | SAF          | Topo               | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
| 100  | S | 15,230   | 13   | 1.00       | A    | 219,200    | 2.78         | A                  | 1.00 | R02 | 1.00       | 212,740   |

| 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    | %   |
| 25     | 10/30/2020 | 16            | MLS REVIEW   | 471,000 | 03/18/2021 | JMG | 100    | 100 |
| 470    | 01/02/2005 | 12            | CYCLICAL NON | 25,000  | 02/22/2013 | MR  | 100    | 100 |
| 471    | 08/14/1997 | 2             | ADD          | 8,000   | 05/15/2006 | JB  | 100    | 100 |
|        | 08/14/1997 | 5             | OTHER        | 3,000   | 04/13/1998 | BC  | 100    | 100 |
|        | 08/14/1997 | 5             | OTHER        |         | 04/13/1998 | BC  | 100    | 100 |

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| TOTAL  | 15,230 SF | ZONING | RM       | FRNT    | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|--------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd   | NBHD 13   | NOTE   |          |         |         | LAND         | 212,700        | 200,700        |
| St Ind | AVERAGE   |        | LAND     | 409,200 | 390,800 |              |                |                |
| Infl   | AVERAGE   |        | DETACHED | 0       | 0       |              |                |                |
|        |           |        | OTHER    | 0       | 0       |              |                |                |
|        |           |        |          |         |         | <b>TOTAL</b> | <b>621,900</b> | <b>591,500</b> |

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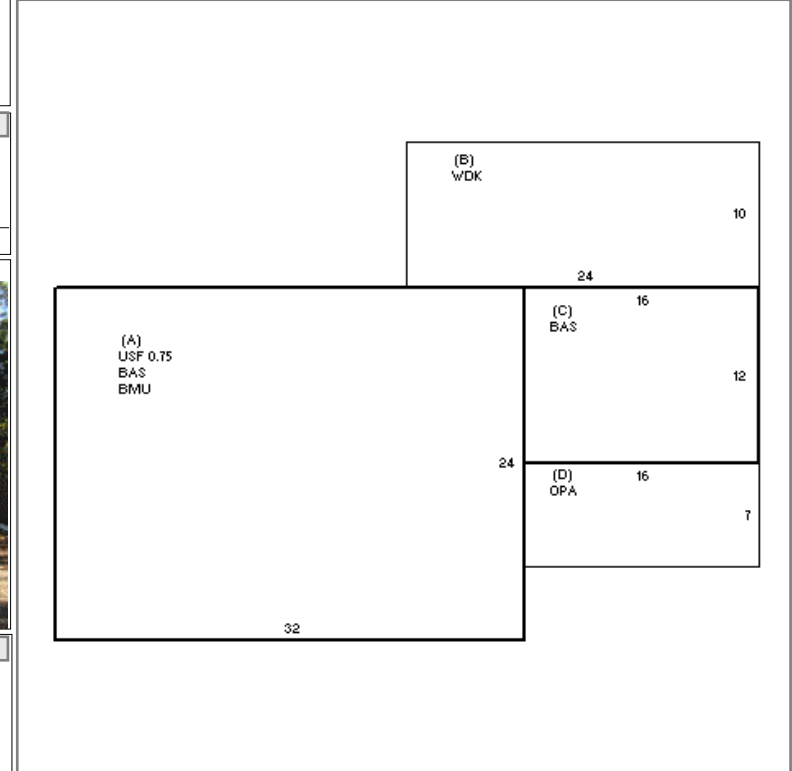
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BUILDING | CD | ADJ  | DESC            | MEASURE | 10/14/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 10/14/2020 | EST |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 3/18/2021  | JMG |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |            |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |            |     |

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| YEAR BLT   | 1997  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  | S   | BAT | T              | DESCRIPTION     | UNITS | YB        | ADJ PRICE | RCN     | TOTAL RCN      | 454,686 |  |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|----------------|-----------------|-------|-----------|-----------|---------|----------------|---------|--|
| NET AREA   | 1,536 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | A   | BMU | N              | BSMT UNFINISHED | 768   |           | 63.55     | 48,806  | CONDITION ELEM | CD      |  |
| \$NLA(RCN) | \$296 | OVERALL    | 1.020 | EXT COVER    | 1  | WD SHINGLE  | 1.00 | A   | BAS | L              | BASE AREA       | 768   | 1997      | 271.54    | 208,546 | EXTERIOR       | A       |  |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | A   | USF | L              | UPPER STORY FIN | 576   | 1997      | 189.44    | 109,117 | INTERIOR       | G       |  |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | B   | WDK | N              | WOOD DECK       | 240   |           | 39.98     | 9,596   | KITCHEN        | G       |  |
|            |       |            |       | FLOOR COVER  | 6  | OTHER       | 1.00 | C   | BAS | L              | BASE AREA       | 192   | 2005      | 271.54    | 52,136  | BATHS          | V       |  |
|            |       |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 | D   | OPA | N              | OPEN PORCH      | 112   |           | 51.00     | 5,712   | HEAT/ELEC      | A       |  |
|            |       |            |       | HEATING/COOL | 2  | HOT WATER   | 1.00 | F21 | O   | FPL 2S 1OP     | 1               |       | 10,354.00 | 10,354    |         |                |         |  |
|            |       |            |       | FUEL SOURCE  | 2  | GAS         | 1.00 | ODS | O   | OUTDOOR SHOWER | 1               |       | 2,463.30  | 2,463     |         |                |         |  |
|            |       |            |       |              |    |             |      |     |     |                |                 |       |           |           |         |                |         |  |



| EFF.YR/AGE | 2012 / 11  |
|------------|------------|
| COND       | 11 11 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 10 % GD 90 |
| RCNLD      | \$409,200  |