

Key: 568

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 586

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
KILLILEA PETER M & MAUREEN S 25 PINE TRAIL CARMEL, NY 10512		78-77-568	12 LANDING LANE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
KILLILEA PETER M & MAUREE		10/16/2018	QS	428,000	31599-171	
GARDNER ROBERT W & KAREN		06/10/2003	QS	305,000	17062-157	
WHALEN WILLIAM J & PATRIC		05/09/2000	QS	215,000	12995-190	

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
St Ind						BUILDING	768,300	725,500
Infl						DETACHED	4,500	4,500
						OTHER	0	0
						TOTAL	772,800	730,000

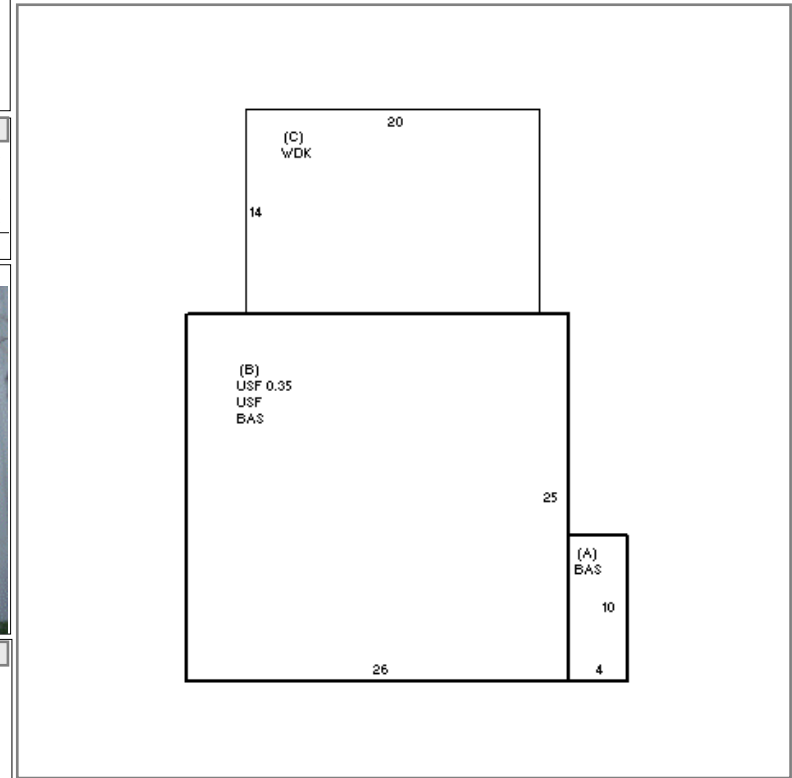
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGR	A	1.00 20 0.80	1CD-EXCLSV U	1973	1	5,638.30	4,500



BUILDING	CD	ADJ	DESC	MEASURE	12/26/2008	SAM
MODEL	10		CONDO RES	LIST	9/20/2007	JH
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	7/15/2019	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	5	SEAPINES	2.20	+	BAS	L	BASE AREA	690	1973	541.99	373,974
STYLE	40	05-LANDING	1.00	B	USF	L	UPPER STORY	650	1973	541.99	352,295
VIEW/LOC	1	NONE	1.00	B	USF	L	UPPER STORY	228	2008	541.99	123,574
HVAC	5	ELECTRIC BB	1.00	C	WDK	N	WOOD DECK	280		33.90	9,492
END/MIDDLE	0		1.00								

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
30	10/16/2018	15	SALE REVIEW	428,000	07/15/2019	JMG	100	100
	01/18/2006	2	ADD	22,500	04/06/2009	JH	100	100



YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,568	DETAIL ADJ	2.200
\$NLA(RCN)	\$557	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHS	2	1.00	
HALF BATHS	1	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	2.67	1.00	
FIXTURES	8	\$10,400	

TOTAL RCN	873.035
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	G
EXTERIOR	A
EFF.YR/AGE	1984 / 39
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$768,300