

Key: 597

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 615

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VALENTI ANDREA & VALENTI ALEXANDRA J & GEARY SEAN P				78-77-597				5 GROVE LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
111 EQUINOX ROAD LAKE GEORGE, NY 12845				09/04/2020	QS	470,000	()				
				09/07/2011	F	1 25663-185					
				12/30/1976	XX	2449-180					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1154	12/18/2023	7	ALTERATIONS	184,000	05/07/2024	NF	60	80
	09/04/2020	15	SALE REVIEW	470,000	03/08/2021	JMG	100	100
233	05/12/1995	5	OTHER	15,000			100	100

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
						LAND	0	0
						BUILDING	783,500	618,400
						DETACHED	4,500	4,500
						OTHER	0	0
						<b>TOTAL</b>	<b>788,000</b>	<b>622,900</b>

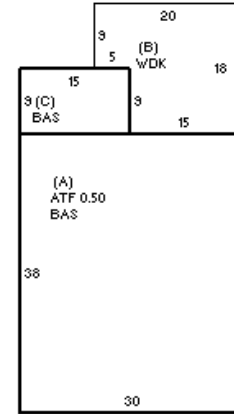
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGR	A	1.00 20 0.80	1CD-EXCLSV U	1974	1	5,638.30	4,500



BLDG COMMENTS

PTA EST - NO REAR ACCESS

BUILDING	CD	ADJ	DESC	MEASURE	12/24/2008	SAM
MODEL	10		CONDO RES	LIST	12/24/2008	EST
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	5/21/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			



YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,845	DETAIL ADJ	2.200
\$NLA(RCN)	\$500	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHS	3	1.00	
HALF BATHS	0	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	4.09	1.00	
FIXTURES	9	\$11,700	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	5	SEAPINES	2.20
STYLE	41	05-GROVE	1.00
VIEW/LOC	1	NONE	1.00
HVAC	5	ELECTRIC BB	1.00
END/MIDDLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,275	1974	534.87	681,956
A	ATF	L	ATTIC FIN	570	2023	375.76	214,183
B	WDK	N	WOOD DECK	315		33.90	10,679

TOTAL RCN	921,818
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	V
BATHS	G
EXTERIOR	A
EFF.YR/AGE	2006 / 17
COND	5 5 %
FUNC	10 UC
ECON	0
DEPR	15 % GD 85
RCNLD	\$783,500