

Key: 6129

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.363

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LAND

CURRENT OWNER		PARCEL ID		LOCATION									
MORANDI PETER J & SALLY E TRUSTEES & EASTMAN HARVEY A & DIANE E TRUSTEES C/O PETER MORANDI 14 SHOTGUN LANE LEVITTOWN, NY 11756		23-32-0		60 WYNN WAY									
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)						
		MORANDI PETER J & SALLY E		09/27/2023	F		19118-209						
		MORANDI ROGER B & SALLY E		08/20/2007	A	1	22274-111						
MORANDI ROGER B & SALLY E		10/08/2004	A	1	19118-209								
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	18,545	12	1.00	12E 1.00	A	1.00	252,080	2.36	A	1.00	R06 1.15	252,900

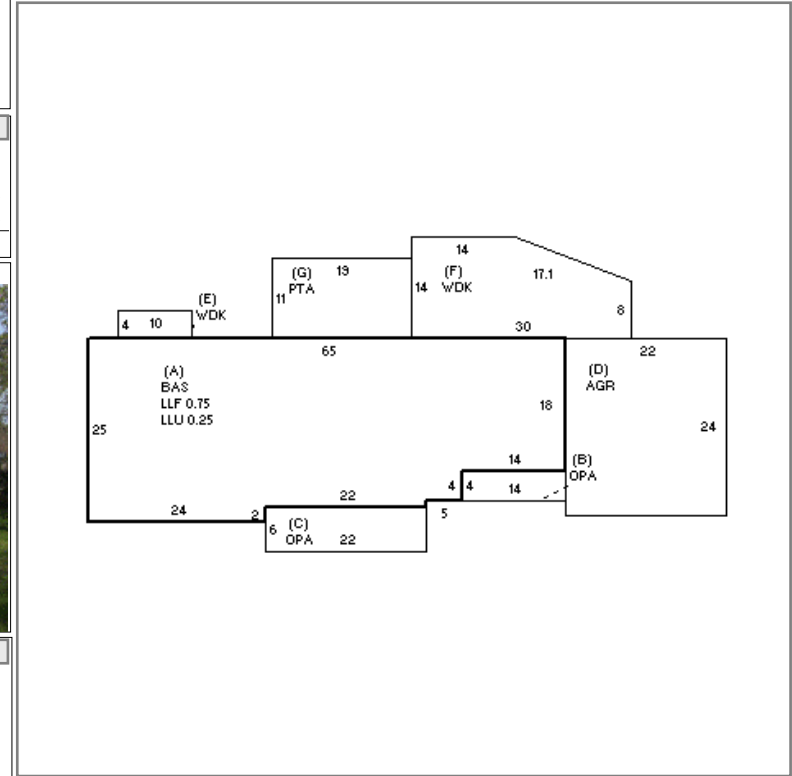
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
858	09/21/2021	7	ALTERATIONS	40,634	05/05/2022	TCK	100	100
776	08/24/2021	77	SOLAR PANELS	23,120	05/05/2022	TCK	100	100
692	07/30/2021	7	ALTERATIONS	2,253	05/05/2022	TCK	100	100
740	08/19/2019	7	ALTERATIONS	2,066	07/10/2020	MR	100	100
695	12/02/2011	7	ALTERATIONS	11,500	03/23/2012	MR	100	100

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TOTAL	18,545 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	252,900	238,600
St Ind	CANOE POND		LAND	391,700	369,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	644,600	608,500

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	10/24/2017	NF
MODEL	1		RESIDENTIAL	LIST	10/26/2017	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	5/23/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
LLF=FAMRM,KITCHENETTE,2 BDRMS,BATH
34 SOLAR PANELS

YEAR BLT	1973	SIZE ADJ	0.990
NET AREA	2,569	DETAIL ADJ	1.000
\$NLA(RCN)	\$218	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES		1	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		8	\$9,880
GARAGE SPACES		1	1.00
% BSMT FIN		75	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	367		86.90	31,893
A	LLF	L	LOWER LEVEL FIN	1,101	1973	115.32	126,968
A	BAS	L	BASE AREA	1,468	1973	227.20	333,525
+	OPA	N	OPEN PORCH	188		47.03	8,841
D	AGR	N	ATT GARAGE	528		36.48	19,262
+	WDK	N	WOOD DECK	412		36.87	15,189
G	PTA	N	PATIO	209		13.46	2,813
F	12	O	FPL 1S 2OP	1		8,909.40	8,909
O	ODS	O	OUTDOOR SHOWER	1		2,271.30	2,271

TOTAL RCN	559,552
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$391,700