

Key: 634

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 656

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| MALOUIN MATTHEW G & JULIA B 6 GRAHAM COURT RYE, NY 10580 | | | | 79-106-0 | | | | 259 SEAWAY ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MALOUIN MATTHEW G & JULIA | | | | 11/15/2012 | QS | 1,491,250 | (198713) | | | | |
| MCGINNIS JAMES P JR | | | | 02/29/2008 | QS | 1,575,000 | (185365) | | | | |
| SMITH JOAN R TRUSTEE | | | | 07/26/2005 | F | 1 | (177407) | | | | |

| 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 | % |
| 868 | 09/21/2021 | 7 | ALTERATIONS | 15,500 | 04/26/2022 | TCK | 100 | 100 |
| 730 | 08/21/2018 | 7 | ALTERATIONS | 8,800 | 06/27/2019 | NF | 100 | 100 |
| 128 | 02/17/2017 | 6 | DEMO | | 06/27/2019 | NF | 100 | 100 |
| 128 | 02/17/2017 | 7 | ALTERATIONS | 10,000 | 04/26/2018 | NF | 100 | 100 |
| 225 | 03/21/2014 | 5 | OTHER | 20,591 | 08/08/2014 | RJM | 100 | 100 |

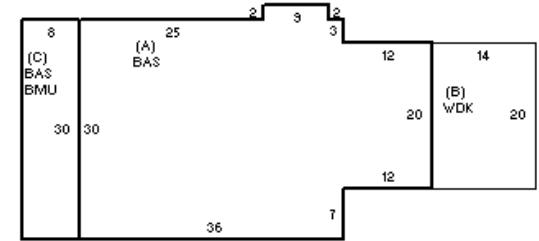
LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|-----------|------|------------|-----------|-----|-------|--|--|-----------|
| 100 | S | 11,680 | 6 | 1.00 | A | 1.00 | A | 1.00 | 2,192,000 | 3.50 | A | 1.00 | BEX | 10.00 | | | 2,055,490 |

| | | | | | | | | |
|--------|-----------|----------------------------------|----------|-----------|-----------|----------|---------|----------|
| TOTAL | 11,680 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NBHD 6 | NOTE COMBINED W/LOT 27 F/Y 92 | LAND | 2,055,500 | 1,939,200 | | | |
| St Ind | AVERAGE | | BUILDING | 427,900 | 404,000 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 2,483,400 | 2,343,200 | | | |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/26/2022 | TCK |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/26/2018 | EST |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 5/3/2022 | MR |
| QUALITY | G | 1.30 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| BLDG COMMENTS | | |
|---------------|--|--|
| | | |

G

| YEAR BLT | 1955 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 570,505 | | | |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|--|
| NET AREA | 1,578 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BAS | L | BASE AREA | 1,578 | 1955 | 323.46 | 510,423 | CONDITION ELEM | CD | | | |
| \$NLA(RCN) | \$362 | OVERALL | 1.030 | EXT COVER | 1 | WD SHINGLE | 1.00 | B | WDK | N | WOOD DECK | 280 | | 52.49 | 14,697 | EXTERIOR | V | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | BMU | N | BSMT UNFINISHED | 240 | | 89.51 | 21,482 | INTERIOR | V | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 10,225.90 | 10,226 | KITCHEN | G | | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | | ODS | O | OUTDOOR SHOWER | 1 | | 3,233.70 | 3,234 | BATHS | G | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT/ELEC | G | | | |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1983 / 40 | |
| | | | | | | | | | | | | | | | | | | COND | 25 25 % | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | | DEPR | 25 % GD 75 | |
| | | | | | | | | | | | | | | | | | | RCNLD | \$427,900 | |