

Key: 6849

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.076

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
FRAIND ANTHONY J & CAROL E 58 SEMINOLE AVENUE WAYNE, NJ 07470				53-51-0				86 DONAHUE ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FRAIND ANTHONY J & CAROL				03/26/2012	F		1 (196626)					
FRAIND ANTHONY J				01/29/2007	A		1 (182231)					
FRAIND ANTHONY & STARNER				04/13/1984	XX	74,800	(95913)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,980	14	1.00	A	1.00	A	1.00				282,800

LAND

TOTAL	30,980 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE	LAND	282,800	290,000			
St Ind	AVERAGE		BUILDING	305,500	288,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	588,300	578,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

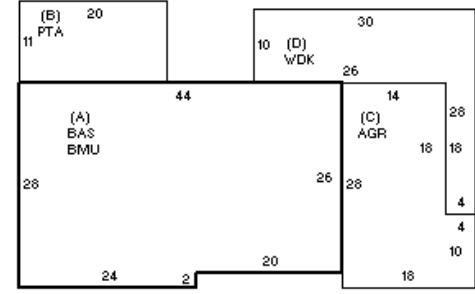


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
409	08/15/2011	14	CYCLICAL GRO ALTERATIONS	4,600	08/07/2017	NF	100	100
		7			03/15/2012	MR	100	100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/11/2007	RJM
STYLE	1	1.00	RANCH [100%]	REVIEW	10/26/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,192	DETAIL ADJ	1.000
\$NLA(RCN)	\$342	OVERALL	0.960
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	7	\$8,736	
GARAGE SPACES	1	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	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	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,192		54.20	64,612
A	BAS	L	BASE AREA	1,192	1983	243.74	290,537
B	PTA	N	PATIO	220		13.74	3,022
C	AGR	N	ATT GARAGE	432		38.89	16,802
D	WDK	N	WOOD DECK	372		37.63	13,999
	F11	O	FPL 1S 1OP	1		7,331.50	7,332
	ODS	O	OUTDOOR SHOWER	1		2,318.40	2,318

TOTAL RCN	407,358
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1983 / 40
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$305,500