Key: 6851

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,078

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KOMOSA DONALD J & JOAN M **LIFE ESTATE** **PO BOX 160** **GLASCO, NY 12432**	**53-49-0**	**118 DONAHUE ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KOMOSA DONALD J & JOAN M	04/13/2022	F	1	(229655)
KOMOSA DONALD J & JOAN M	01/25/2013	F	1	(199514)
KOMOSA DONALD J	08/28/1997	QS	156,000	(145619)

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	%
536	06/25/2018	77	SOLAR PANELS	13,632	07/16/2019	NF	100	100
389	05/12/2014	7	ALTERATIONS	8,179	06/02/2015	MW	100	100
633	08/06/2013	7	ALTERATIONS	9,080	08/21/2014	RJM	100	100
210	05/10/2010	2	ADD	30,000	01/13/2011	JH	100	100
NP		12	CYCLICAL NON		06/19/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,410	14 1.00	A 1.00	A 1.00	252,080	1.78	A 1.00	R03 1.15			271,720

TOTAL	26,410 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 14
St Ind	AVERAGE
Infl	AVERAGE

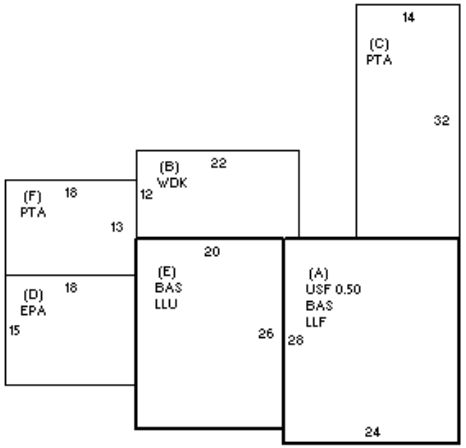
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	271,700	278,600
BUILDING	427,500	403,800
DETACHED	3,500	3,500
OTHER	0	0
TOTAL	**702,700**	**685,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	10X12		120	21.39	1,300
SHF	A 1.00	50 0.50	14X16		224	19.84	2,200

PHOTO 07/16/2019



BLDG COMMENTS

24 SOLAR PANELS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	8/7/2017	NF
LIST	8/7/2017	NF
REVIEW	7/24/2019	EMZ

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	2,200	DETAIL ADJ	1.000
$NLA(RCN)	$252	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$11,466
GARAGE SPACES	0	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	LLF	L	LOWER LEVEL FIN	672	1983	129.41	86,961
A	BAS	L	BASE AREA	672	1983	248.82	167,205
A	USF	L	UPPER STORY FIN	336	1983	182.01	61,155
B	WDK	N	WOOD DECK	264		38.42	10,142
C	PTA	N	PATIO	448		12.47	5,585
D	EPA	N	ENCLOSED PORCH	270		71.00	19,171
E	LLU	N	LOWER LEVEL UNF	520		87.53	45,517
E	BAS	L	BASE AREA	520	1983	248.82	129,385
F	PTA	N	PATIO	234		14.03	3,282
	F21	O	FPL 2S 1OP	1		9,948.00	9,948
	GFP	O	GAS FIREPLACE	1		3,063.50	3,064
	ODS	O	OUTDOOR SHOWER	1		2,366.70	2,367

TOTAL RCN	555,247

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1987 / 36		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$427,500		