

Key: 6888

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.115

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
FABBRI CAROL DAILEY TRUSTEE ETAL GULLS WAY TRUST 37 MATTHIESSEN PARK N IRVINGTON, NY 10533				62-18-0				22 GULLS WAY			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				FABBRI CAROL DAILEY TRUST				09/15/2023	QS	1,445,000	(233943)
TATEOSIAN EDWARD J & JANI				05/31/2018	QS	710,000	(216315)				
HANNON BARBARA E				02/08/2006	H		(179234)				

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	%
498	06/09/2022	77	SOLAR PANELS	10,197	03/20/2023	TCK	100	100
334	04/20/2022	7	ALTERATIONS	100,000	03/20/2023	TCK	100	100
1040	11/25/2019	7	ALTERATIONS	11,800	07/14/2020	TCK	100	100
	05/31/2018	15	SALE REVIEW	710,000	03/25/2019	JMG	100	100
256	05/07/2008	7	ALTERATIONS	15,000	10/08/2008	JH	100	100

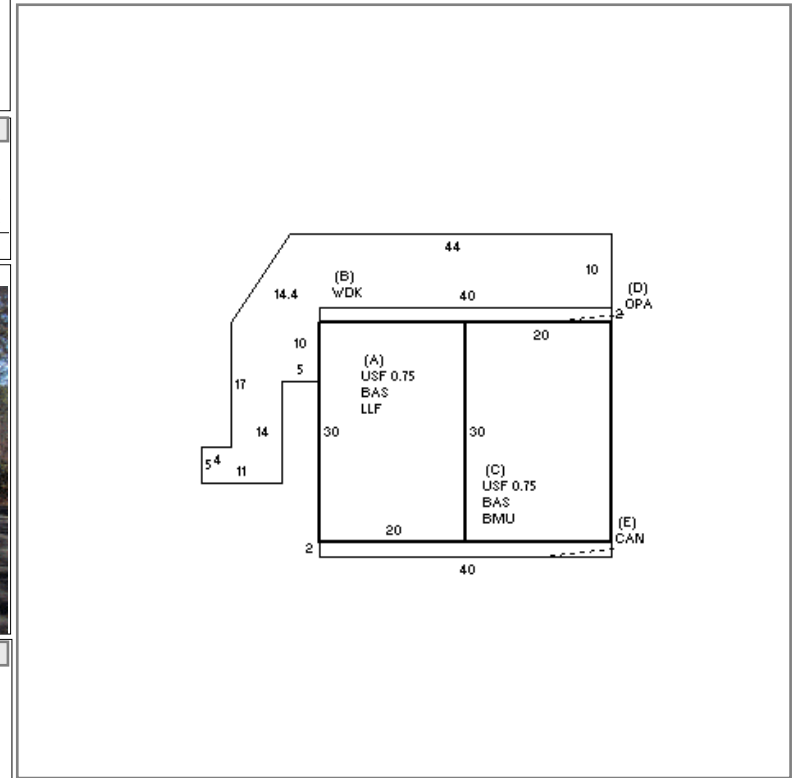
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	25,000	13	1.00	A	1.00	A	1.00	767,200	1.85	A	1.00	PF4	3.50		816,650

TOTAL	25,000 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	816,700	693,400			
St Ind	AVERAGE		BUILDING	520,000	474,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,336,700	1,168,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/20/2023

BLDG COMMENTS  
18 SOLAR PANELS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/19/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/19/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/11/2024	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,700	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOWER LEVEL FIN	600	1967	142.17	85,299
\$NLA(RCN)	\$250	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,200	1967	263.92	316,709
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	900	1967	189.16	170,244
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	710		40.75	28,931
				FLOOR COVER	2	SOFTWOOD	1.00	C	BMU	N	BSMT UNFINISHED	600		69.49	41,692
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	80		51.98	4,158
				HEATING/COOL	9	WARM/CL AIR	1.03	E	CAN	N	CANOPY	80		48.44	3,875
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	2		3,215.70	6,431
									GFP	O	GAS FIREPLACE	1		3,249.50	3,250
									ODS	O	OUTDOOR SHOWER	1		2,510.40	2,510

TOTAL RCN	675,385
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1987 / 36
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$520,000