

Key: 6961

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.187

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
SCLAFANI MATTHEW C ETAL TRUSTEES		51-3-0		38 WALDUN WAY	
SCLAFANI FAMILY TRUST		TRANSFER HISTORY		DOS	T
338 LAKEVIEW STREET		SCLAFANI MATTHEW C ETAL T		11/14/2022	F
MAHOPAC, NY 11541		SCLAFANI CHARLES A & DIAN		11/13/1985	XX
				SALE PRICE	BK-PG (Cert)
				10	35480-78
					4799-001

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 %
366	07/02/1997	2	ADD	3,000	06/19/1998	BC	100 100
602	11/15/1996	1	NEW CONSTRUC	110,000	03/01/1997	BC	100 100
606	11/15/1996	5	OTHER	6,000	03/01/1997	BC	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	20,200	14	1.00	A	1.00	A	1.00	252,080	2.20	A	1.00	R03	1.15		256,720

TOTAL	20,200 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	256,700	263,300
St Ind	AVERAGE		LAND	502,500	474,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	759,200	737,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/17/2017	NF
MODEL	1		RESIDENTIAL	LIST	10/3/2017	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	11/20/2017	TD
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,554	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,134		69.11	78,372
\$NLA(RCN)	\$385	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,134	1997	310.77	352,410
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	420	1997	227.33	95,477
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	260		61.20	15,912
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	615		47.98	29,508
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		12,424.80	12,425
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,956.00	2,956
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	598,198
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2001 / 22
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$502,500

