Key: 7104

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,332

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRAHAM JOHN D & BARBARA E 10 MAYFLOWER DRIVE YONKERS, NY 10710	51-107-0	204 ROSEMARY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRAHAM JOHN D & BARBARA E	09/17/1999	N	110,000	(154819)
FINNEGAN CHRISTOPHER P	11/10/1977	XX		(72386)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

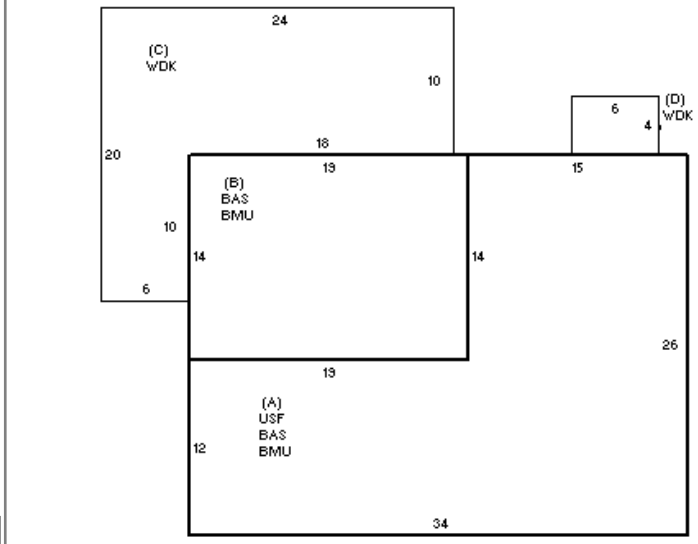
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
175	03/17/2015	5	OTHER	17,000	05/04/2016	WFF	100	100
840	10/14/2014	7	ALTERATIONS	118,000	05/04/2016	WFF	100	100
333	04/25/2014	7	ALTERATIONS	8,500	06/04/2015	MW	100	100
1049	12/09/2013	7	ALTERATIONS	5,400	08/21/2014	RJM	100	100
NP		12	CYCLICAL NON		04/18/2007	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	15,240	14 1.00	A 1.00	A 1.00	252,080	2.77	A 1.00	R02 1.15			244,660

TOTAL	15,240 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE	HSE # 204 ISSUED BY BFD 8/15/99		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	244,700	250,900
BUILDING	538,300	514,300
DETACHED	0	0
OTHER	0	0
TOTAL	**783,000**	**765,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/31/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	8/31/2017	NF
LIST	8/31/2017	EST
REVIEW	11/2/2017	TD

YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	1,502	DETAIL ADJ	1.000
$NLA(RCN)	$394	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	$17,160
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	884		77.88	68,846
+	BAS	L	BASE AREA	884	2000	364.43	322,153
A	USF	L	UPPER STORY FIN	618	2000	242.68	149,976
+	WDK	N	WOOD DECK	324		51.74	16,765
	F21	O	FPL 2S 1OP	1		13,399.30	13,399
	ODS	O	OUTDOOR SHOWER	1		3,187.80	3,188

TOTAL RCN 591,487

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

EFF.YR/AGE 2013 / 10

COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	9	% GD	91

RCNLD $538,300