Key: 738

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 759

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NADBORNY DANIEL A TRUSTEE 40 PARET LANE HARTSDALE, NY 10530	78-77-738	17 FRIENDSHIP LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NADBORNY DANIEL A TRUSTEE	09/28/2018	QS	456,000	31565-319
ULLENBRUCH JANICE HOLT	10/01/2012	QS	390,000	26725-302
POWERS SUSAN	06/19/2006	A	420,000	21112-248

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

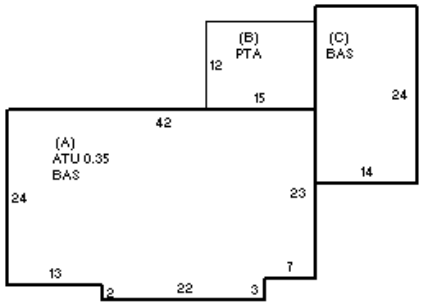
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	06/27/2019	16	MLS REVIEW	456,000	09/28/2018	JMG	100	100
40	01/11/2019	7	ALTERATIONS	2,000	07/17/2020	MR	100	100
163	03/12/2012	7	ALTERATIONS	2,715	02/05/2013	MR	100	100
836	12/17/2007	7	ALTERATIONS	12,080	01/05/2011	MR	100	100
525	08/17/2007	7	ALTERATIONS	2,800	10/03/2008	SAL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RM	FRNT	0
Nbhd		NOTE			
St Ind					
Infl					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	828,500	782,100
DETACHED	0	0
OTHER	0	0
TOTAL	**828,500**	**782,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/17/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO RES
STYLE	3	1.00	DUPLEX [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	N/A [100%]

MEASURE	12/10/2008	SAM
LIST	12/10/2008	EST
REVIEW	7/22/2020	MR

BLDG COMMENTS

AGR CONVERTED TO BAS

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,381	DETAIL ADJ	2.530
$NLA(RCN)	$652	OVERALL	1.000

CAPACITY	UNITS	ADJ
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHS	2	1.00
HALF BATHS	0	1.00
FIREPLACES	1	$3,300
% COMMON OWNER	2.4	1.00
FIXTURES	6	$7,800

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	5	SEAPINES	2.20
STYLE	43	05-FRIENDSHIP	1.15
VIEW/LOC	1	NONE	1.00
HVAC	5	ELECTRIC BB	1.00
END/MIDDLE	1	END	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,381	1977	630.85	871,208
A	ATU	N	ATTIC UNF	366		43.40	15,884
B	PTA	N	PATIO	180		12.90	2,322

TOTAL RCN	900,514

CONDITION ELEM	CD
INTERIOR	G
KITCHEN	G
BATHS	G
EXTERIOR	A

EFF.YR/AGE	1997 / 26	
COND	8	8 %
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		$828,500