Key: 7472

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,702

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CAMPAGNA PAUL & LAURA **70 IVES FARM ROAD** **BREWSTER, NY 10509**	**95-56-0**	**30 KENT ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CAMPAGNA PAUL & LAURA	02/20/2002	QS	234,900	14839-112
MOLLICA EILEEN S	10/14/1987	XX	1	2890-259

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

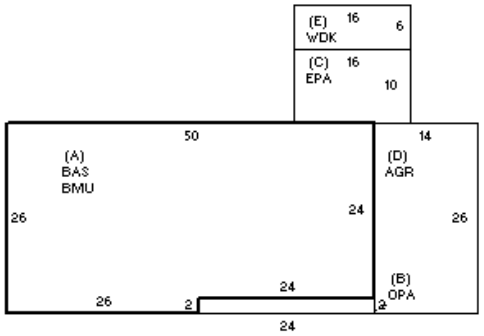
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1040	12/21/2017	7	ALTERATIONS	7,500	07/03/2018	MR	100	100
		12	CYCLICAL NON		02/26/2013	SF	100	100
189	04/15/1998	7	ALTERATIONS	3,700			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	13 1.00	A 1.00	A 1.00	219,200	2.82	A 1.00	R03 1.00			212,500

TOTAL	15,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,500	200,500
BUILDING	298,700	282,000
DETACHED	0	0
OTHER	0	0
TOTAL	**511,200**	**482,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/16/2020

BLDG COMMENTS

INFO @ DOOR 10/16/20

BUILDING

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

MEASURE	10/16/2020	TCK
LIST	7/7/2003	JB
REVIEW	1/14/2021	MR

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,252	DETAIL ADJ	1.000
$NLA(RCN)	$341	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,500
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,252		54.34	68,032
A	BAS	L	BASE AREA	1,252	1973	246.50	308,618
B	OPA	N	OPEN PORCH	48		50.00	2,400
C	EPA	N	ENCLOSED PORCH	160		76.48	12,236
D	AGR	N	ATT GARAGE	364		41.38	15,061
E	WDK	N	WOOD DECK	96		39.20	3,763
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	426,662
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1973 / 50		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD			$298,700