

Key: 829

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 850

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MUSORRAFITI FRANK F & MARISA 146 LAKEVIEW AVENUE HARTSDALE, NY 10530				91-34-0				21 CAPTAIN DUNBAR ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MUSORRAFITI FRANK F & MAR LAURIN THERESA C & LAURIN FRANCIS T				09/20/2016	QS	425,000	29943-164				
				09/30/2011	F		25719-151				
				03/23/2009	A		23549-330				

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	%
315	04/12/2018	7	ALTERATIONS	4,100	06/27/2019	NF	100	100
31	01/17/2003	7	ALTERATIONS	3,000			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	2,310 6	1.00	A	1.00	A	1.00	1,139,840	10.00	A	1.00	BG+ 5.20	604,460

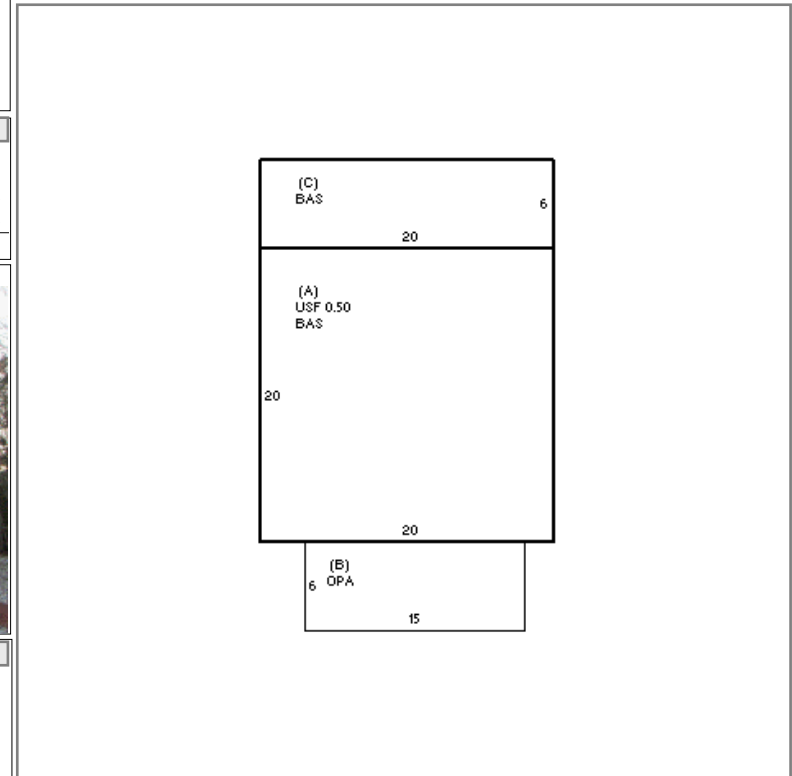
TOTAL	2,310 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	604,500	570,300
St Ind	AVERAGE		BUILDING	112,600	106,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	717,100	676,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	1/11/2021	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1915	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	720	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	520	1915	243.59	126,668
\$NLA(RCN)	\$230	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	200	1915	150.44	30,088
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	90		40.50	3,645
				ROOF COVER	1	ASPH/CMP SH	1.00		ODS	O	OUTDOOR SHOWER	1		1,956.20	1,956
				FLOOR COVER	2	SOFTWOOD	1.00								
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	13	NONE	0.90								
				FUEL SOURCE	8	NONE	0.95								



CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$3,159
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	165,516
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1969 / 54
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$112,600