

Key: 8478

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.715

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
EVANS KIRK A & SHAHEEN NANCY A 5 WADSWORTH LANE E UTICA, NY 13501-5832				42-19-0				375 PUNKHORN ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EVANS KIRK A & SHAHEEN NA				06/30/2008	A	1	23014-186				
EVANS KIRK A				08/23/2004	QS	470,000	18962-072				
PEARLMAN ERIC A & DIANE G				11/22/2002	QS	399,900	15962-335				

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	%
61	03/04/2009	1	NEW CONSTRUC	300,000	04/29/2010	JH	100	100
627	11/19/2008	6	DEMO	5,000	04/01/2009	JH	100	100
482	09/05/2008	3	OUT BUILDING	3,500	04/29/2010	JH	100	100
NP		12	CYCLICAL NON		03/21/2008	JH	100	100

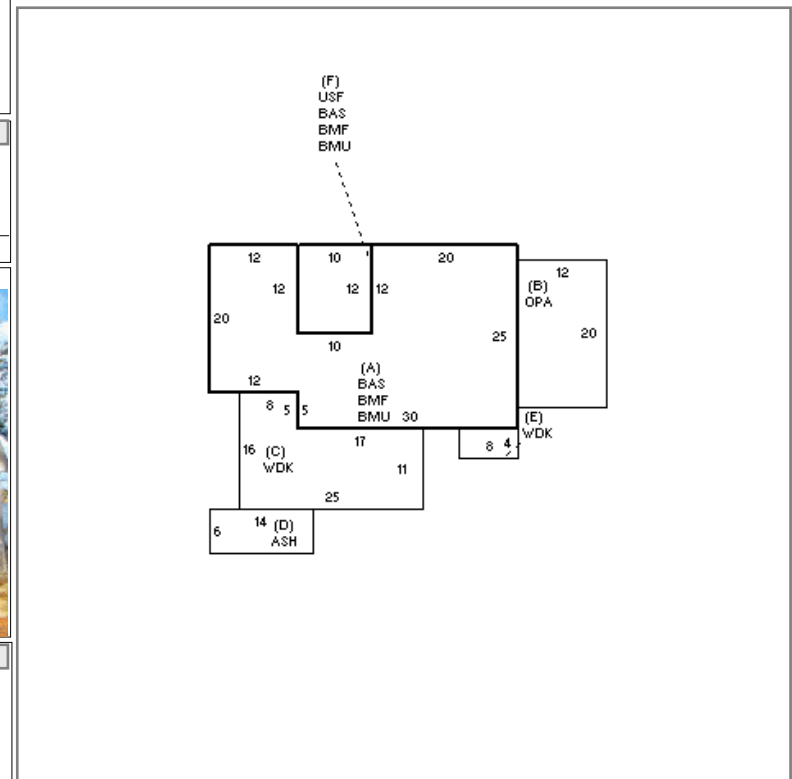
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,376	12	1.00	A	1.00	A	1.00	416,480	2.18	A	1.00	PF4	1.90			424,910

TOTAL	20,376 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	424,900	400,900
St Ind	AVERAGE		BUILDING	426,100	402,400			
Infl	AVERAGE		DETACHED	2,900	2,900			
			OTHER	0	0			
TOTAL						853,900	806,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BHF	L	0.80	50 0.50	5X16	80	18.00	700
SHF	A	1.00	30 0.70	8X4	32	22.94	500
SHF	A	1.00	30 0.70	8X14	112	21.39	1,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/20/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/20/2017	EST
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	5/3/2018	TD
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
OUTDOOR SHOWER

G

YEAR BLT	2009	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	484,185				
NET AREA	1,110	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	990		67.26	66,587	CONDITION ELEM	CD				
\$NLA(RCN)	\$436	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	990		40.58	40,178	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	990	2009	303.49	300,456	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	240		57.00	13,680	KITCHEN	A				
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	347		44.69	15,506	BATHS	A				
				INT FINISH	2	DRYWALL	1.00	D	ASH	N	ATT SHED	84		31.89	2,679	HEAT/ELEC	A				
				HEATING/COOL	1	FORCED AIR	1.00	F	USF	L	UPPER STORY FIN	120	2009	211.73	25,407						
				FUEL SOURCE	2	GAS	1.00	F12	O		FPL 1S 2OP	1		10,799.20	10,799						
																		EFF.YR/AGE	2009 / 14		
																		COND	12 12 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	12	% GD	88
																		RCNLD	\$426,100		