

Key: 861

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 892

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MUFFLY ROBERT C & BUCKLER CAROL A 32 HILLCREST AVENUE LARCHMONT, NY 10538		90-82-0		176 NELSON STREET	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MUFFLY ROBERT C & GRAHAM ANNIE B		09/29/2008	QS	850,000	23181-156
GRAHAM JAMES D & ANNIE B		12/01/1999	DC		12695-84
		12/28/1978	XX	35,000	2847-75

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 %
752	08/24/2016	7	CYCLICAL GRO ALTERATIONS	35,000	04/07/2017	NF	100 100
550	06/21/2016	7	ALTERATIONS	25,000	02/16/2017	NF	100 100
209	03/17/2016	7	ALTERATIONS	150,000	02/16/2017	NF	100 100
920	12/06/2012	7	ALTERATIONS	28,000	08/07/2014	RJM	100 100

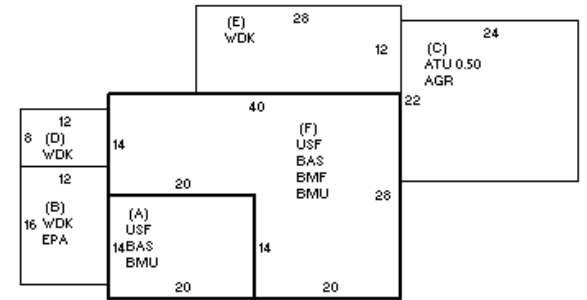
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,960 6	1.00	A	1.00	A	1.00	964,480	2.99	A	1.00	BG- 4.40	925,270

TOTAL	13,960 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE	LAND	925,300	872,900			
St Ind	AVERAGE		BUILDING	755,000	721,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL				1,680,300	1,594,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/16/2017	NF
MODEL	1		RESIDENTIAL	LIST	4/7/2017	NF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/8/2017	TD
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
 ATU OVER AGR ADDED PER SALES REPORT
 10/22/08 SEJ
 BMF=FR, 1/2 BATH

INDING

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	820,621	
NET AREA	2,240	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,120		68.32	76,519	CONDITION ELEM	CD	
\$NLA(RCN)	\$366	OVERALL	1.100	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,120	1990	307.21	344,078	EXTERIOR	G	
				ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UPPER STORY FIN	1,120	1990	213.38	238,981	INTERIOR	V	
				ROOF COVER	1	ASPH/CMP SH	1.00	B	EPA	N	ENCLOSED PORCH	192		92.53	17,766	KITCHEN	V	
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	528		46.94	24,782	BATHS	V	
				INT FINISH	2	DRYWALL	1.00	C	ATU	N	ATTIC UNF	264		64.62	17,059	HEAT/ELEC	A	
				HEATING/COOL	11	HTWT/CL AIR	1.05	+	WDK	N	WOOD DECK	624		47.43	29,598			
				FUEL SOURCE	2	GAS	1.00	F	BMF	N	BSMT FINISH	840		43.08	36,184			
																	EFF.YR/AGE	2015 / 8
																	COND	8 8 %
																	FUNC	0
																	ECON	0
																	DEPR	8 % GD 92
																	RCNLD	\$755,000