Key: 866

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 897

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KHAN LAURIS A **42 ORCHARD HILL ROAD** **KATONAH, NY 10536**	**90-42-0**	**191 WINSLOW LANDING ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KHAN LAURIS A	06/12/2020	QS	1,200,000	32980-71
HOAG WILLIAM C & DIANE M	06/04/1991	QS	105,000	7558-079

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

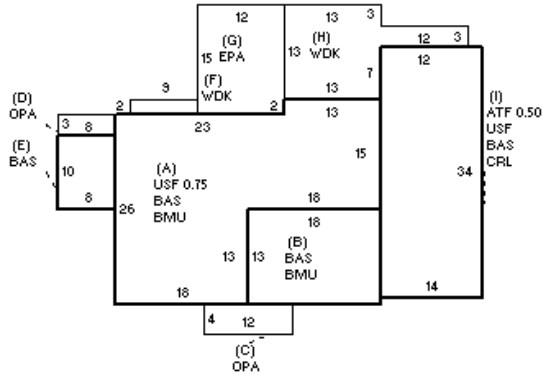
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	06/12/2020	15	SALE REVIEW	1,200,000	01/29/2021	JMG	100	100
327	06/05/2020	7	ALTERATIONS	2,000	12/03/2020	NF	100	100
267	05/12/2008	5	OTHER		04/08/2009	JH	100	100
128	02/29/2008	2	ADD	250,000	04/08/2009	JH	100	100
785	11/28/2007	7	ALTERATIONS	6,000	07/21/2008	DHT	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,160	6 1.00	A 1.00	A 1.00	964,480	4.83	A 1.00	BG- 4.40			873,290

TOTAL	8,160 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	873,300	823,900
BUILDING	816,900	780,200
DETACHED	1,500	1,500
OTHER	0	0
TOTAL	**1,691,700**	**1,605,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X12		96	22.01	1,500

PHOTO 12/03/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/3/2020	NF
LIST	12/3/2020	EST
REVIEW	1/29/2021	JMG

YEAR BLT	1991	SIZE ADJ	0.990
NET AREA	2,540	DETAIL ADJ	1.000
$NLA(RCN)	$365	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$15,971
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	962		79.73	76,700
+	BAS	L	BASE AREA	962	1991	326.45	314,040
A	USF	L	UPPER STORY FIN	546	1991	238.30	130,113
+	OPA	N	OPEN PORCH	72		67.57	4,865
+	BAS	L	BASE AREA	556	2008	326.45	181,504
+	WDK	N	WOOD DECK	223		52.98	11,814
G	EPA	N	ENCLOSED PORCH	180		103.35	18,603
I	CRL	N	BSMT CRAWL	476		41.03	19,531
I	USF	L	UPPER STORY FIN	476	2008	238.30	113,432
I	ATF	N	ATTIC FINISH	238		104.05	24,765
	F21	O	FPL 2S 1OP	1		13,717.60	13,718
	ODS	O	OUTDOOR SHOWER	1		3,263.50	3,264

TOTAL RCN	928,318

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2009 / 14	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$816,900