

Itemized Property Costs					
From Table: MAIN Section 1		Town of Windham 24		Record # 229	
Property ID: 070328		Span #: 765-243-10012		Last Inspected: 06/20/2023	
				Cost Update: 01/09/2024	
Owner(s): KOELBEL JOSEPH T & WEINER VICKI S WEINER HOWARD A		Sale Price: 345,000		Book: 60 Validity: Yes	
Address: 398 LAFAYETTE AVENUE		Sale Date: 02/02/2023		Page: 379-380	
City/St/Zip: BROOKLYN NY 11238		Bldg Type: Single		Quality: 3.00 AVERAGE	
Location: 1388 BURBEE POND RD		Style: 1.5 Fin		Frame: Studded	
Description: LAND/HOUSE/BLDGS		Area: 1589		Yr Built: 1990 Eff Age: 34	
Tax Map #:		# Rms: 5		# Bedrm: 3 # Ktchns: 1	
		# 1/2 Bath: 1		# Baths: 1	
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		112.11	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		5.64	
Heat/cooling #1:	Elec BB	100.00		-0.58	
Energy Adjustment	Good			2.69	
ADJUSTED BASE COST			1,589.00	119.86	190,457
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			-1.00	1,950.00	-1,950
Roughins (beyond allowance of 1)				790.00	
Porch #1:	WoodDck/NoWall/NoRoo		54.00	42.17	2,277
Porch #2:	WoodDck/NoWall/NoRoo		240.00	21.39	5,134
Basement	Conc 8"		1,026.00	30.31	31,098
Subtotal					227,015
Local multiplier		1.15			
Current multiplier		1.00			
REPLACEMENT COST NEW					261,067
Condition		Average	Percent		
Physical depreciation			23.00		-60,045
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					201,000
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.25		75,000
AC Other	4.20	1.00	1.00		21,000
Total					96,000
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		5,000
Sewer	y / y	Typical	Average		20,000
Total					25,000
OUTBUILDINGS					
	Hsite/Hstd	% Good	Size	Rate.	Extras
Barn, GP	n / y	50	720	17.00	12,200
Matl shed	y / y	50	168	17.25	2,900
DGS 1S	y / y	50	676	18.59	12,600
Total					27,700
TOTAL PROPERTY VALUE					349,700
NOTES					
HOUSESITE VALUE :				.	316,500
HOMESTEAD VALUE :				.	349,700
2024; Some distant view. Dwelling in average condition for year built, some maintenance required.					

RESIDENTIAL SALES RECORD CARD

Parcel 070328

Owner KOELBEL JOSEPH T &

398 LAFAYETTE

BROOKLYN, NY 11238

Situs 1388 BURBEE POND RD

Descr: LAND/HOUSE/BLDGS

NBHD: 1

Sale Date 02/02/23
 Sale Price 345,000
 Old Value 254,000
 Acres 6.20

Dwelling Value 201,000
 Land Value 96,000
 Site Improvement 25,000
 Outbuildings 27,700
 Total 349,700

BUILDING

Building SF 1589

Bsmt SF 1026.00

Bedrooms 3

Full Baths 1

Half Baths 1

Kitchens 1

Year Built 1990

