

Itemized Property Costs					
From Table: MAIN Section 1		Town of Windham 24		Record # 609	
Property ID: 1000081	Span #: 765-243-10076	Last Inspected: 09/08/2023	Cost Update: 01/23/2024		
Owner(s): WICKER RUTH ALDEN	Sale Price: 457,000	Book: 59	Validity: Yes		
Address: 374 2ND STREET	Sale Date: 02/18/2022	Page: 225-227			
City/St/Zip: BROOKLYN NY 11211	Bldg Type: Single	Quality: 3.50	AVG/GOOD		
Location: 4364 WINDHAM HILL RD	Style: 1.5 Fin	Frame: Studded			
Description: LAND(P)HOUSE	Area: 2268	Yr Built: 1850	Eff Age: 70		
Tax Map #:	# Rms: 8	# Bedrm: 5	# Ktchns: 1		
	# 1/2 Bath: 1	# Baths: 2			
Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
Exterior Wall #1:	WdSidng / Ht=8	100.00		119.82	
<b>ADJUSTMENTS</b>					
Roof #1:	Mtl-Pre	100.00		1.39	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		5.64	
Heat/cooling #1:	ForcAir	100.00			
Energy Adjustment	Average				
<b>ADJUSTED BASE COST</b>			2,268.00	126.85	287,695
<b>ADDITIONAL FEATURES</b>					
Fixtures (beyond allowance of 8)			2.00	2,537.50	5,075
Roughins (beyond allowance of 1)				895.00	
Fireplaces	1.5 Fin / Single		1.00	7,250.00	7,250
Porch #1:	WoodDck/Screen/Roof/C		238.00	69.36	16,508
Basement	Stone		1,570.00	29.79	46,770
Subtotal					363,297
Local multiplier		1.15			
Current multiplier		1.00			
<b>REPLACEMENT COST NEW</b>					417,792
Condition	Fair/Avg	Percent			
Physical depreciation		47.00			-196,362
Functional depreciation					
Economic depreciation					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					221,400
<b>LAND PRICES</b>					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.00		60,000
AC Other	7.50	1.00	1.00		37,500
Total	9.50				97,500
<b>SITE IMPROVEMENTS</b>					
	Hsite/Hstd	Quantity	Quality		
Sewer	y / y	Typical	Average		20,000
Water	y / y	Typical	Average		5,000
Total					25,000
<b>OUTBUILDINGS</b>					
	Hsite/Hstd	% Good	Size	Rate.	Extras
DGS 1.5S	y / y	60	864	28.93	25,000
Matl shed	y / y	50	187	17.25	3,200
Matl shed	y / y	0	72		
Total					28,200
<b>TOTAL PROPERTY VALUE</b>					372,100
<b>NOTES</b>					
HOUSESITE VALUE :					334,600
HOMESTEAD VALUE :					372,100
2024; Undergoing renovations/repairs ATOI. Upon spring reinspect--- basement floor, condition, fixture count. 3/8/24..... some progress on rear of house, no significant change.					

**Owner Information**

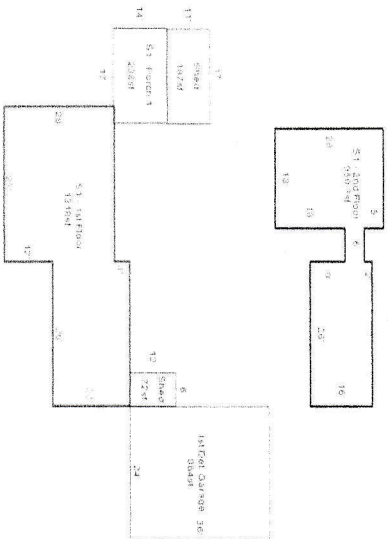
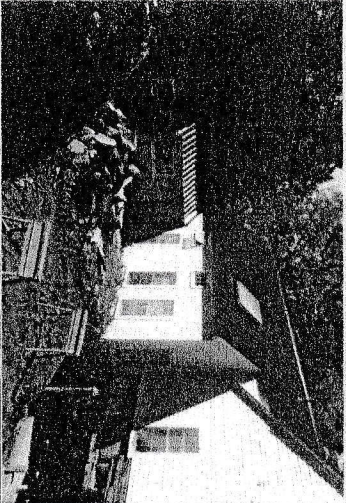
Parcel 1000081  
 Owner WICKER RUTH ALDEN

374 2ND STREET  
 BROOKLYN, NY 11211

Location 4364 WINDHAM HILL RD  
 Descr: LAND(P)HOUSE

**Parcel Value Information**

Land Value	97,500 Homestead	372,100
Dwelling Value	221,400 HouseSite	334,600
Site Imprvmt	25,000	
Outbuildings	28,200	
Misc. Adj.	0	
<b>Total</b>		<b>372,100</b>



Sketch Updated: 01/26/24

**Parcel Information**

Tax Map # NBHD 1  
 Span 765-243-10076 Acres 9.50  
 Status A - Active Last Update 07/06/24

**Sales Information**

Book 59 Sale Date 02/18/22  
 Page 225-227 Sale Price 457,000

BUILDING	Total Rooms	8	Year Built	1850	Building SF	2268	Energy Adj	Average	Roughins	1
Bedrooms	5	Effect Age	70	Quality	3.50	Bsmt Wall	Stone	Plumb Fixt	10	
Full Baths	2	Condition	Fair/Avg	Style	1.5 Fin	Bsmt SF	1570.00	Fireplaces	1	
Half Baths	1	Phys Depr	47	Design	CapeCod	Bsmt Fin	No Data	Porch	238	
Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	0	
		Econ Depr	0				% Complete:		100	

INSPECT	INSP.	Complete	INSP.	Left Card	INSP.	Reapprais	APPT	NoData	APPTSCHD

**NOTES**

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