

Key: 118

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 126

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OVERSTRAND LLC 204 MAIN STREET COOPERSTOWN, NY 13326				50-36-0				17 SUNHOUSE PATH			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
OVERSTRAND LLC				11/19/2018	B	1 31676-157		1 20826-090			
FRANCK WALTER &				03/16/2006	F	1 20826-090		1 11188-219			
FRANCK LINDA A				01/27/1998	QS	487,500		11188-219			

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,160 3	1.00	3A 1.00	A 1.00	2,630,400	2.20	A 1.00	BSB 12.00			2,677,620

TOTAL	20,160 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE	LAND	2,677,600	2,526,200			
St Ind	BREWSTER PARK		BUILDING	211,200	199,500			
Infl	AVERAGE		DETACHED	7,700	7,700			
			OTHER	0	0			
			TOTAL	2,896,500	2,733,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 30 0.70	12X29		348	31.80	7,700



BLDG COMMENTS
NO HEAT UPSTAIRS, NO SHEETROCK, CHANGED TO USU

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/2/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	5/16/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1921	SIZE ADJ	1.000
NET AREA	1,008	DETAIL ADJ	1.000
\$NLA(RCN)	\$338	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES		1.9	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$7,566
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	1,008	1921	253.45	255,479
EXT COVER	1	WD SHINGLE	1.00	A	USU	N	UPPER STORY UNF	810		53.63	43,442
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	48		48.50	2,328
ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	240		38.02	9,126
FLOOR COVER	2	SOFTWOOD	1.00	D	EPA	N	ENCLOSED PORCH	290		70.28	20,381
INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,342.60	2,343
HEATING/COOL	5	ELECTRIC BB	1.00								
FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	340,663
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1957 / 66
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$211,200

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 %
23-632	02/14/2024	21	FOL				0 0
23-505	08/03/2023	8	YARD ITEMS	9,000	04/18/2024	NF	0 0
188	04/20/2023	7	ALTERATIONS	14,352	08/16/2018	NF	100 100
833	03/07/2018	7	ALTERATIONS	10,000	08/16/2018	NF	100 100
	10/20/2017	7	ALTERATIONS	35,000	08/16/2018	NF	100 100

