Key: 1445

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.576

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCGINNIS JAMES **160 EAST 82ND STREET** **#1** **NEW YORK, NY 10028**	**90-202-0**	**2750 MAIN STREET**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCGINNIS JAMES	01/20/2006	F	1	20672-178
MCGINNIS JAMES P	11/30/2005	G	2,250,000	20525-154
HOPKINS ALICE M &	03/16/2004	A	1	18325-184

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	%
93	01/31/2018	7	ALTERATIONS	50,000	07/22/2019	NF	100	100
327	06/09/2008	2	ADD	3,500	04/06/2009	JH	100	100

LAND

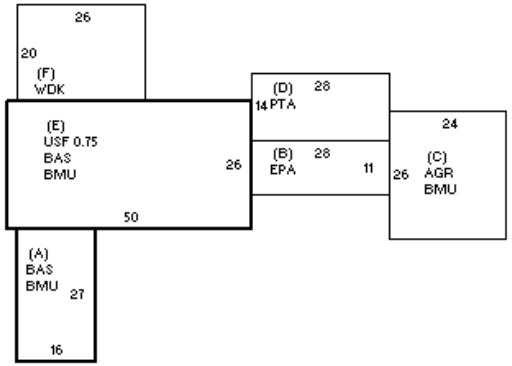
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	10 1.00	A 1.00	A 1.00	219,200	1.00	A 1.00	R03 1.00			303,350
300	A	8.242	10 1.00	A 1.00	A 1.00	12,000	1.00	A 1.00	R03 1.00			98,900

TOTAL 9.619 Acres | ZONING RM | FRNT 0

Nbhd	NBHD 10
St Ind	AVERAGE
Infl	AVERAGE

NOTE: Divided for F/Y 07 --Now Parcel 1 on new Plan Book
603/70 -- See Confirmatory deed-- Book 20672/178

ASSESSED	CURRENT	PREVIOUS
LAND	402,300	379,300
BUILDING	691,000	662,100
DETACHED	0	0
OTHER	0	0
TOTAL	**1,093,300**	**1,041,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/14/2008

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	12/6/2007	JH
LIST	12/6/2007	EST
REVIEW	8/6/2019	EMZ

YEAR BLT	1960	SIZE ADJ	0.990
NET AREA	2,707	DETAIL ADJ	1.000
$NLA(RCN)	$381	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	6	$10,343
GARAGE SPACES	2	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,356		60.26	141,966
+	BAS	L	BASE AREA	1,732	1960	310.65	538,040
B	EPA	N	ENCLOSED PORCH	308		89.82	27,666
C	AGR	N	ATT GARAGE	624		48.66	30,362
D	PTA	N	PATIO	392		17.74	6,955
E	USF	L	UPPER STORY FIN	975	1960	238.88	232,910
F	WDK	N	WOOD DECK	520		51.46	26,759
	F22	O	FPL 2S 2OP	1		16,372.50	16,373

TOTAL RCN 1,031,374

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

EFF.YR/AGE 1967 / 56

COND	33	33 %	
FUNC	0		
ECON	0		
DEPR	33	% GD	67

RCNLD $691,000