

Key: 1634

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.776

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
SHIPLEY ELIZABETH BOYD & BOYD ELENA KATHRYN 2056 5TH AVENUE, APT 2C NEW YORK, NY 01035										78-92-0				2550 MAIN STREET			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
SHIPLEY ELIZABETH BOYD & SHIPLEY ELIZABETH BOYD & SHIPLEY ELIZABETH BOYD &										04/20/2021		F		10 34025-160			
										04/20/2021		G		10 34025-156			
										05/04/2020		G		10 32878-191			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
308	04/11/2022	7	ALTERATIONS	55,000	04/03/2023	TCK	100	100
400	09/29/2009	7	ALTERATIONS	8,975	05/05/2010	JH	100	100
94	02/28/2000	3	OUT BUILDING	4,000	07/24/2006	RJM	100	100

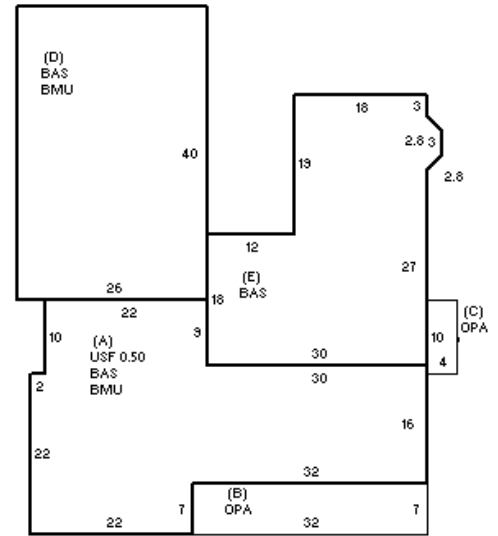
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	10	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	R03	1.00		303,350
300	A	0.383	10	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00		4,600

TOTAL	1.760 Acres		ZONING	RM	FRNT	0			ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10		NOTE					LAND	308,000	290,500	
St Ind	AVERAGE			LAND	483,300	456,200					
Infl	AVERAGE			DETACHED	54,200	53,700					
				OTHER	185,000	174,500	TOTAL	1,030,500	974,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	50 0.50	18 X 26	468	18.30	4,300
IPC	A	1.00	50 0.50		1,200	43.36	26,000
PAV	A	1.00	50 0.50		4,000	2.20	4,400
SHF	A	1.00	50 0.50	10 X 16	160	20.77	1,700
SW2	G	1.20	50 0.50	2 X 2	4	48.72	100
SHF	A	1.00	50 0.50	12 X 18	216	19.84	2,100
HTB	A	1.00	30 0.70		1	4,058.10	2,800
SHF	A	1.00	50 0.50	8 X 10	80	22.01	900
GZB	A	1.00	50 0.50	12 X 18	216	35.80	3,900
SHF	G	1.20	20 0.80	12 X 16	192	24.92	3,800
PTD	A	1.00	50 0.50	10 X 30	300	8.10	1,200
GHD	A	1.00	50 0.50	10 X 18	180	33.39	3,000



BUILDING	CD	ADJ	DESC	MEASURE	3/25/2008	JH
MODEL	1		RESIDENTIAL	LIST	3/25/2008	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/5/2023	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1860	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,098,399
NET AREA	3,753	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,254		52.90	119,227	CONDITION ELEM	CD
\$NLA(RCN)	\$293	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	607	1860	211.86	128,599	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	264		57.62	15,211	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	3,146	1860	255.65	804,278	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		11,697.60	11,698	BATHS	G
				INT FINISH	2	DRYWALL	1.00		MST	O	MAS/METAL STACK	1		5,792.90	5,793	HEAT/ELEC	A
				HEATING/COOL	9	WARM/CL AIR	1.03		ODS	O	OUTDOOR SHOWER	1		2,782.90	2,783		
				FUEL SOURCE	2	GAS	1.00										

CAPACITY	UNITS	ADJ	EFF.YR/AGE	1961 / 62
STORIES	1.5	1.00	COND	36 36 %
ROOMS	8	1.00	FUNC	20 USF LAYOUT
BEDROOMS	4	1.00	ECON	0
BATHROOMS	2	1.00	DEPR	56 % GD 44
FIXTURES	7	\$10,811	RCNLD	\$483,300
GARAGE SPACES	0	1.00		
% BSMT FIN	0	1.00		
# 1/2 BATHS	0	1.00		
# OF UNITS	1	1.00		

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

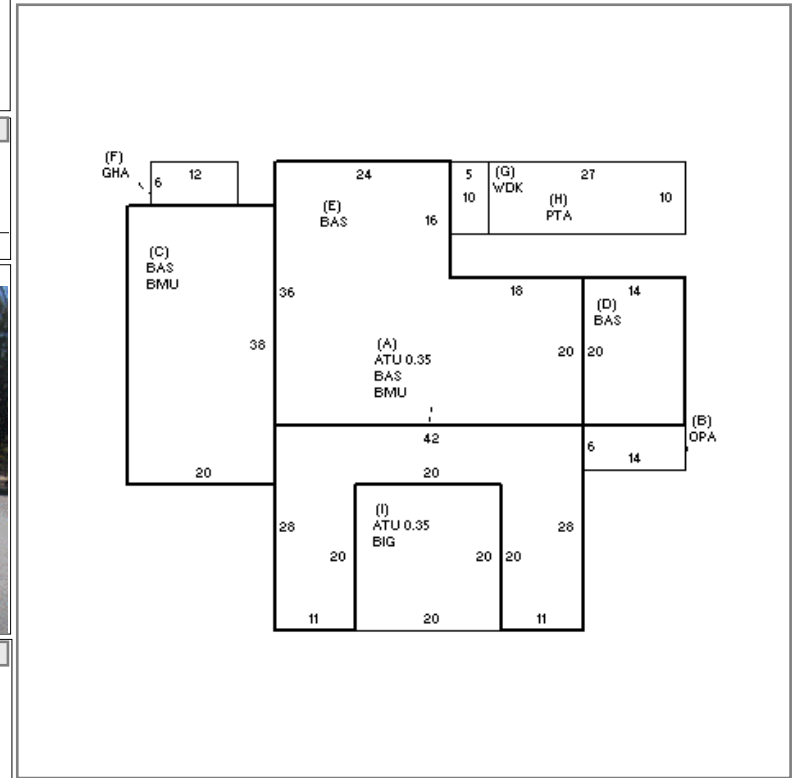
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	185,000	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
NO REAL LIVING AREA/CONVERTED BARN		
OUTDOOR SHOWER		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/25/2008	JH
MODEL	1		RESIDENTIAL	LIST	1/26/2017	NF
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	1/30/2017	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	1860	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	528,590	
NET AREA	3,040	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,536		34.04	52,285	CONDITION ELEM	CD	
\$NLA(RCN)	\$174	OVERALL	0.880	EXT COVER	2	CLAPBOARD	1.00	A	ATU	N	ATTIC UNF	272		34.54	9,395	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	84		32.34	2,717	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	3,040	1860	143.49	436,217	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.00	F	GHA	N	ATT GREENHOUSE	72		33.16	2,387	BATHS	A	
				INT FINISH	5	MIN/OTHER	0.95	G	WDK	N	WOOD DECK	50		25.35	1,268	HEAT/ELEC	A	
				HEATING/COOL	9	WARM/CL AIR	1.03	H	PTA	N	PATIO	270		9.26	2,499			
				FUEL SOURCE	2	GAS	1.00	I	BIG	N	BUILT-IN GARAGE	400		34.34	13,735			
									I	ATU	N	ATTIC UNF	140		34.54	4,836		
									MST	O	MAS/METAL STACK	1		3,251.50	3,252			
														EFF.YR/AGE	1933 / 90			
														COND	40 40 %			
														FUNC	25 UNFINISHED			
														ECON	0			
														DEPR	65	% GD	35	
														RCNLD	\$185,000			