Key: 1785

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,931

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NEW ENGLAND T & T COMPANY C/O DUFF AND PHELPS PO BOX 2749 ADDISON, TX 75001	68-130-0	2118 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NEW ENGLAND T & T COMPANY	07/28/1955	XX		915-242

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
4300	100	TELE EX STA.		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	04/04/2023	22	I & E				0	0
	02/24/2022	22	I & E				0	0
	03/17/2020	22	I & E				0	0
594	11/22/2010	7	ALTERATIONS	119,189	01/06/2011	MR	100	100
667	10/27/1994	4	COMM BLDG	130,000	01/01/1995	RD	100	100

LAND

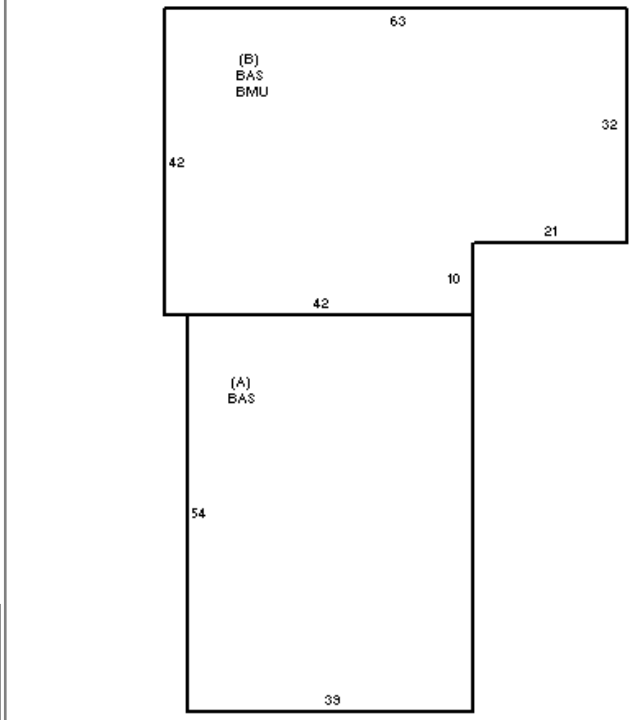
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	14,316	CIM 1.00	37 1.00	A 1.00	322,400	2.25	A 1.00	C02 1.00			238,330

TOTAL	14,316 SF	ZONING	RM	FRNT	0

Nbhd	CIM
St Ind	PAINES-SACHEM
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	238,300	229,200
BUILDING	384,600	366,300
DETACHED	0	0
OTHER	0	0
TOTAL	**622,900**	**595,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/06/2011

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	6		CIM-6
STYLE	29	1.50	TELEPHONE BLDG. [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	3/27/2008	JH
LIST	3/27/2008	EST
REVIEW	5/6/2008	ER

BLDG COMMENTS

TELEPHONE EXCHANGE BUILDING-VERIZON

YEAR BLT	1945	SIZE ADJ	1.114
NET AREA	4,542	DETAIL ADJ	1.617
$NLA(RCN)	$132	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPRINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	12	BRICK VENEER	1.05
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	11	MEMBRANE	1.02
FLOOR COVER	5	VINYL	1.00
INT. FINISH	5	OTHER	1.00
HEATING/COOL	8	HEAT PUMP	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	2,106	1945	111.38	234,561
B	BMU	N	BSMT UNF	2,436		39.04	95,105
B	BAS	L	BAS AREA	2,436	1945	111.38	271,316

TOTAL RCN	600,982

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A

EFF.YR/AGE	1978 / 45	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD		$384,600