Key: 2231

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,382

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BBB RO LLC C/O FISCHER MARION 161 W 16TH STREET NEW YORK, NY 10011	37-7-0	405-407 PAINES CREEK ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FISCHER MARION	09/06/2024	QS	1,496,520	36552-205
BBB RO LLC	10/21/2021	QS	1,000,000	34591-195
STARWORKS LLC	06/19/2019	B		32099-288

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		1	1 of 2

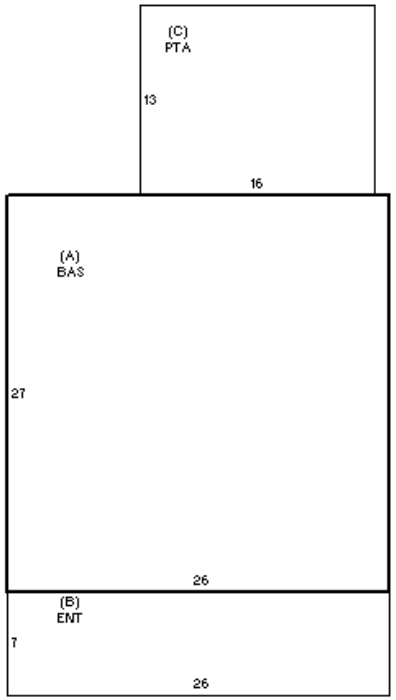
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1237	12/01/2023	7	ALTERATIONS	2,000	04/15/2024	NF	100	100
52	01/24/2022	7	ALTERATIONS	75,000	02/22/2023	TCK	100	100
	10/21/2021	16	MLS REVIEW	1,000,000	06/02/2022	JMG	100	100
386	05/12/2014	3	OUT BUILDING	2,000	05/28/2015	MW	100	100
146	03/04/2014	7	ALTERATIONS	59,000	05/28/2015	MW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,136	1 1.00	A 1.00	A 1.00	767,200	3.65	A 1.00	R12 3.50			715,100

TOTAL	11,136 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 1	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	715,100	539,700
BUILDING	259,400	244,900
DETACHED	1,000	1,000
OTHER	257,800	243,400
TOTAL	**1,233,300**	**1,029,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	6X8	2014	48	22.94	1,000

PHOTO 05/16/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/1/2020	NF
LIST	2/22/2023	EST
REVIEW	5/16/2024	EMZ

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	702	DETAIL ADJ	1.000
$NLA(RCN)	$420	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,914
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
FOUNDATION	1	PIER	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WD SHINGLE	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	8	HEAT PUMP	1.04
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	702	1920	366.50	257,281
B	ENT	N	ENCLOSED ENTRY	182		107.01	19,476
C	PTA	N	PATIO	208		18.03	3,750
	MST	O	MAS/METAL STACK	1		6,334.00	6,334
	ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043

TOTAL RCN	294,797

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

EFF.YR/AGE	2009 / 14	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$259,400

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		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

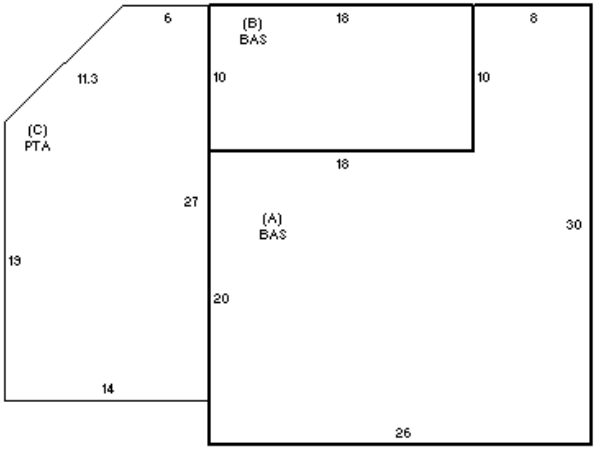
TOTAL		ZONING	FRNT
Nbhd		NOTE	
St Ind			
Infl			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	257,800	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/16/2024



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/22/2023	TCK
LIST	2/22/2023	EST
REVIEW	5/16/2024	EMZ

BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	780	DETAIL ADJ	1.000
$NLA(RCN)	$384	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,914
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
FOUNDATION	3	FOUN WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WD SHINGLE	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	8	HEAT PUMP	1.04
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	600	1920	366.50	219,898
B	BAS	L	BASE AREA	180	2015	366.50	65,970
C	PTA	N	PATIO	346		17.03	5,892
	ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043

TOTAL RCN	299,716

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	E
KITCHEN	E
BATHS	E
HEAT/ELEC	E

EFF.YR/AGE	2005 / 18	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$257,800