Key: 246

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 259

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AVIL WINSTON RICHARD & LOISELLE KATHERINE ANN REUTHER 550 WEST 45TH STREET APT 2509 NEW YORK, NY 10036	49-98-0	18 CAPTAIN THATCHER ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AVIL WINSTON RICHARD & LO	08/28/2020	QS	660,000	33208-146
SULLIVAN STEPHEN J & HOLL	05/07/2012	QS	515,000	26312-59
FUQUA WILLIAM B &	01/30/2007	H	1	21736-142

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

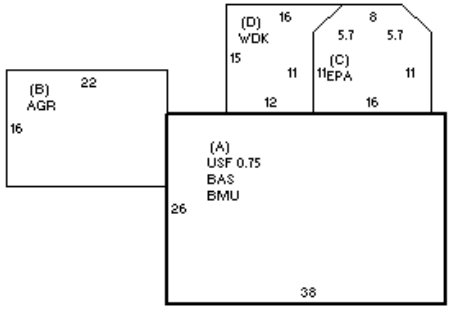
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	08/28/2020	16	MLS REVIEW	660,000	03/02/2021	JMG	100	100
187	04/02/2002	2	ADD	1,000			100	100
742	12/04/2001	2	ADD	42,750			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,048	2 1.00	A 1.00	A 1.00	767,200	2.81	A 1.00	R12 3.50			743,970

TOTAL	15,048 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 2	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	744,000	561,500
BUILDING	394,800	372,800
DETACHED	0	0
OTHER	0	0
TOTAL	**1,138,800**	**934,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/28/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/28/2018	NF
LIST	2/28/2018	EST
REVIEW	3/2/2021	JMG

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,729	DETAIL ADJ	1.000
$NLA(RCN)	$304	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	1	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	1	HARDWOOD	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
A	BMU	N	BSMT UNFINISHED	988		60.18	59,458
A	BAS	L	BASE AREA	988	1983	271.54	268,286
A	USF	L	UPPER STORY FIN	741	1983	187.52	138,956
B	AGR	N	ATT GARAGE	352		42.20	14,855
C	EPA	N	ENCLOSED PORCH	224		73.90	16,554
D	WDK	N	WOOD DECK	188		39.99	7,517
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	526,399

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

EFF.YR/AGE	1983 / 40		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD			$394,800