Key: 2527

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,686

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCDERMOTT PROPERTIES LLC & MICARAN PROPERTIES LLC 4 HIGH POINT DRIVE POUGHKEEPSIE, NY 12603	26-67-0	618 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCDERMOTT PROPERTIES LLC	10/20/2023	QS	1,276,000	36045-20
GLOUNLEA HOLDINGS INC	05/20/2016	QS	650,000	29664-247
MLD PARTNERS	04/28/2015	R	625,000	28830-91

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3020	100	INNS		1	1 of 5

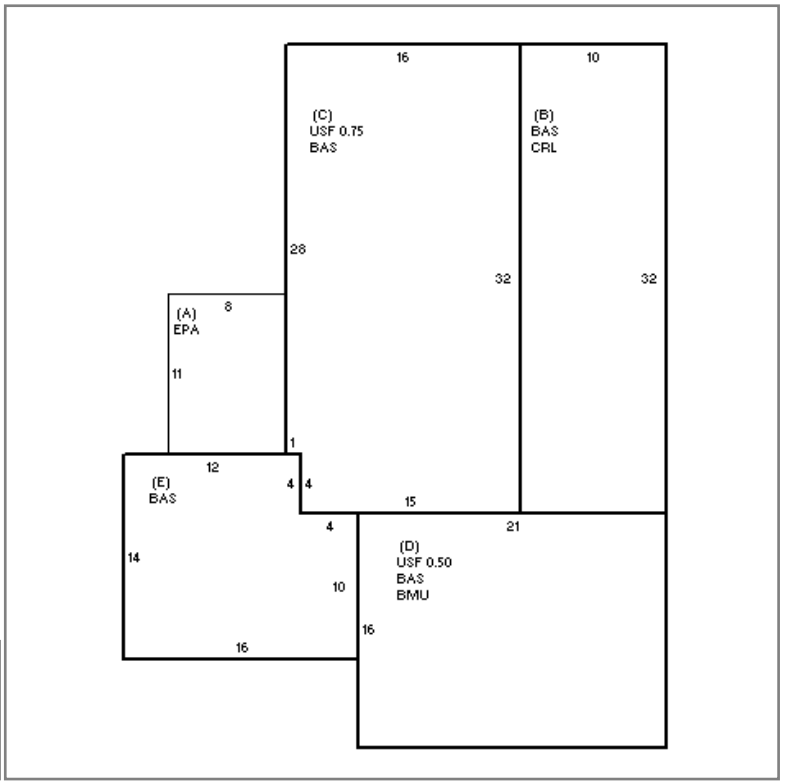
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	10/20/2023	16	MLS REVIEW	1,276,000	06/17/2024	JMG	100	100
209	03/05/2021	7	ALTERATIONS	8,100	07/21/2023	PJK	100	100
547	08/26/2020	7	ALTERATIONS	9,115	02/04/2021	PJK	100	100
	05/19/2020	22	I & E				0	0
15	01/08/2020	7	ALTERATIONS	1,200	02/04/2021	PJK	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	48,023	10 1.00	A 1.00	A 1.00	219,200	1.16	A 1.00	R03 1.00			281,510

TOTAL	1.102 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 10	NOTE	Condos for FY 09 Bk 22430 Pg 237 -- Main House # 618		
St Ind	AVERAGE		& 4 Cottages #620, 622, 624 & 626 - CONDOS		
Infl	AVERAGE		DISCONTINUED FOR FY 2011 Bk 23758 Pg 84		

ASSESSED	CURRENT	PREVIOUS
LAND	281,500	246,400
BUILDING	463,500	377,100
DETACHED	5,000	4,900
OTHER	337,400	253,300
TOTAL	**1,087,400**	**881,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	12 X 20		240	36.79	4,400
SHF	A 1.00	50 0.50	6 X 8	2002	48	22.94	600

PHOTO 06/28/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	4/14/2008	JH
LIST	4/14/2008	JH
REVIEW	6/17/2024	JMG

BLDG COMMENTS

SALTY DOORS

YEAR BLT	1895	SIZE ADJ	1.000
NET AREA	1,921	DETAIL ADJ	1.000
$NLA(RCN)	$335	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	10	$16,536
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	4	FLR & 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	1	PLASTER	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	88		117.76	10,363
B	CRL	N	BSMT CRAWL	320		38.63	12,360
B	BAS	L	BASE AREA	320	1998	313.55	100,335
+	BAS	L	BASE AREA	1,052	1895	313.55	329,853
C	USF	L	UPPER STORY FIN	381	2002	236.24	90,008
D	BMU	N	BSMT UNFINISHED	336		85.03	28,570
D	USF	L	UPPER STORY FIN	168	1895	236.24	39,689
	F21	O	FPL 2S 1OP	1		12,912.10	12,912
	ODS	O	OUTDOOR SHOWER	1		3,071.90	3,072

TOTAL RCN	643,698
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT/ELEC	A
EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	$463,500

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Town of BREWSTER - Fiscal Year 2025

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LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCDERMOTT PROPERTIES LLC & MICARAN PROPERTIES LLC 4 HIGH POINT DRIVE POUGHKEEPSIE, NY 12603	26-67-0	618 MAIN STREET

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3020	100	INNS		2	2 of 5

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

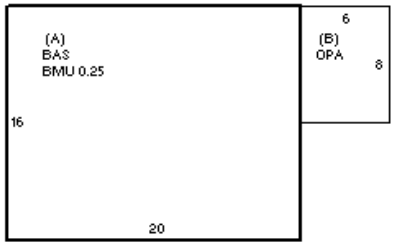
TOTAL		ZONING	FRNT
Nbhd		NOTE	
St Ind			
Infl			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	82,600	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/23/2021



BUILDING

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

MEASURE	4/14/2008	JH
LIST	4/14/2008	JH
REVIEW	6/17/2024	JMG

BLDG COMMENTS

622 MAIN ST Seagrass (Middle Unit)

YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	320	DETAIL ADJ	1.000
$NLA(RCN)	$358	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,056
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	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	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	BMU	N	BSMT UNFINISHED	80		69.52	5,562
A	BAS	L	BASE AREA	320	1949	312.76	100,083
B	OPA	N	OPEN PORCH	48		52.00	2,496
	ODS	O	OUTDOOR SHOWER	1		2,511.60	2,512

TOTAL RCN	114,709

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

EFF.YR/AGE	1977 / 46	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$82,600

Key: 2527

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,688

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCDERMOTT PROPERTIES LLC & MICARAN PROPERTIES LLC 4 HIGH POINT DRIVE POUGHKEEPSIE, NY 12603	26-67-0	618 MAIN STREET

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3020	100	INNS		3	3 of 5

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	84,300	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/25/2008

BUILDING

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

MEASURE	4/14/2008	JH
LIST	4/14/2008	JH
REVIEW	6/17/2024	JMG

BLDG COMMENTS

620 MAIN ST Blue Sky (West Unit)

YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	320	DETAIL ADJ	1.000
$NLA(RCN)	$366	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,056
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	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	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	320	1949	312.76	100,083
B	OPA	N	OPEN PORCH	48		52.00	2,496
	F11	O	FPL 1S 1OP	1		7,942.50	7,943
	ODS	O	OUTDOOR SHOWER	1		2,511.60	2,512

TOTAL RCN	117,090
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT/ELEC	G

EFF.YR/AGE	1977 / 46	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$84,300

Key: 2527

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MCDERMOTT PROPERTIES LLC & MICARAN PROPERTIES LLC 4 HIGH POINT DRIVE POUGHKEEPSIE, NY 12603	26-67-0	618 MAIN STREET

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3020	100	INNS		4	4 of 5

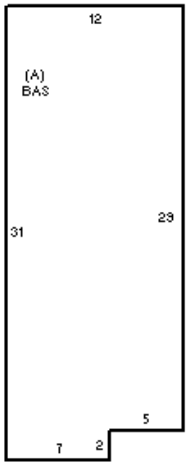
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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	86,200	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/25/2008

BUILDING

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

MEASURE	4/14/2008	JH
LIST	4/14/2008	JH
REVIEW	6/17/2024	JMG

BLDG COMMENTS

626 MAIN ST (East Unit)

YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	362	DETAIL ADJ	1.000
$NLA(RCN)	$331	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,056
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	5	OTHER	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	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	362	1949	312.76	113,219
	ODS	O	OUTDOOR SHOWER	1		2,511.60	2,512

TOTAL RCN 119,786

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

EFF.YR/AGE 1977 / 46

COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72

RCNLD $86,200

Key: 2527

Town of BREWSTER - Fiscal Year 2025

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CURRENT OWNER	PARCEL ID	LOCATION
MCDERMOTT PROPERTIES LLC & MICARAN PROPERTIES LLC 4 HIGH POINT DRIVE POUGHKEEPSIE, NY 12603	26-67-0	618 MAIN STREET

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3020	100	INNS		5	5 of 5

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	84,300	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/25/2008

BUILDING

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

MEASURE	4/14/2008	JH
LIST	4/14/2008	JH
REVIEW	6/17/2024	JMG

BLDG COMMENTS

624 MAIN ST Whitecap (Rear Unit)

YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	320	DETAIL ADJ	1.000
$NLA(RCN)	$366	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,056
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	5	OTHER	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	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	320	1949	312.76	100,083
B	OPA	N	OPEN PORCH	48		52.00	2,496
	F11	O	FPL 1S 1OP	1		7,942.50	7,943
	ODS	O	OUTDOOR SHOWER	1		2,511.60	2,512

TOTAL RCN	117,090

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

EFF.YR/AGE	1977 / 46		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD			$84,300