

Key: 2815

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.988

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRONSDON CHRISTOPHER & BRONSDON JENNIFER A 9368 LUNAR PHASE STREET LAS VEGAS, NV 89143				47-21-0				1424 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRONSDON CHRISTOPHER & HOWES DONALD B				09/23/2005	H	495,000	20290-158				
				10/24/1952	XX		825-139				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	91	MULTI-USE RES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
320	04/17/2018	7	ALTERATIONS	3,000	06/21/2019	TCK	100	100
627	07/14/2016	7	ALTERATIONS	4,750	05/17/2017	RJM	100	100
316	06/03/2008	8	YARD ITEMS	1,000			100	100
123	03/10/2006	7	ALTERATIONS	2,500	07/27/2007	RJM	100	100
16	01/19/1999	7	ALTERATIONS	1,700	07/26/2006	RJM	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	40,000	CIM	1.00	37	1.00	RC	0.85	274,040	1.00	A	1.00	C02	1.00		251,640
303	A	1.302	CIM	1.00	37	1.00	RC	0.85	12,070	1.00	A	1.00	C02	1.00		15,720

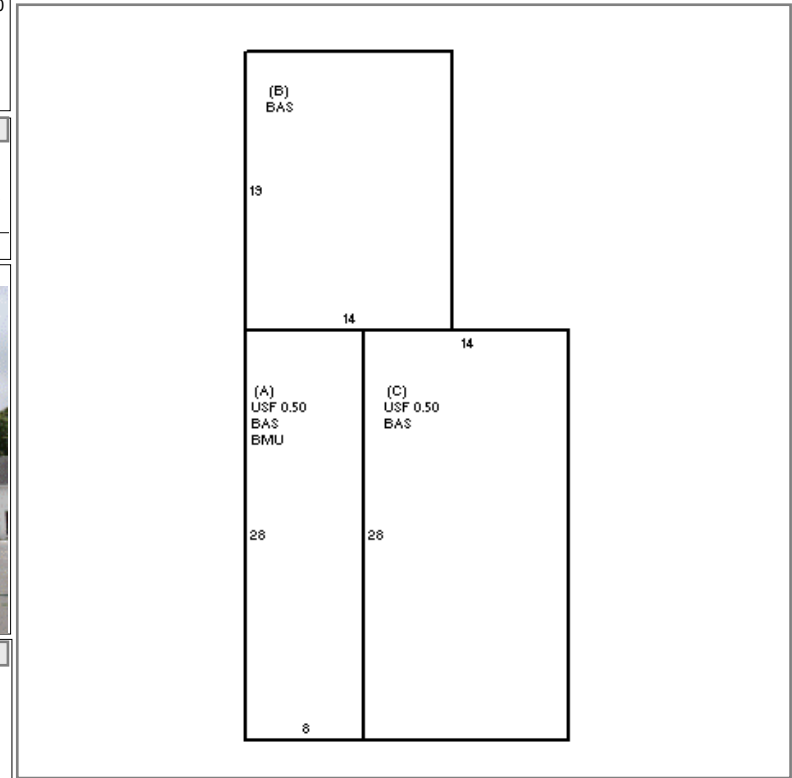
TOTAL	2.220 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE	LAND	267,400	257,100			
St Ind	PAINES-SACHEM		BUILDING	219,700	207,500			
Infl	MIXED		DETACHED	1,300	1,300			
			OTHER	98,800	94,000			
			TOTAL	587,200	559,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	10 X 12	120	21.39	1,300



BLDG COMMENTS
ANTIQUE BY THE BAY

BUILDING	CD	ADJ	DESC	MEASURE	7/26/2006	RJM
MODEL	1		RESIDENTIAL	LIST	7/26/2006	RJM
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	8/7/2019	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1880	SIZE ADJ	1.000
NET AREA	1,190	DETAIL ADJ	1.000
\$NLA(RCN)	\$298	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	0		1.00
BEDROOMS	3		1.00
BATHROOMS	1		1.00
FIXTURES	5	\$7,150	
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	2	SLAB	0.95
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	1	PLASTER	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	224		73.53	16,471
+	USF	L	UPPER STORY FIN	308	1880	204.30	62,923
B	BAS	L	BASE AREA	266	1950	303.69	80,781
+	BAS	L	BASE AREA	616	1880	303.69	187,072

TOTAL RCN	354,397
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1957 / 66
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$219,700

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	91	MULTI-USE RES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

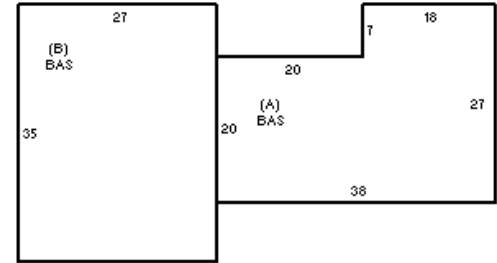
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	98,800	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

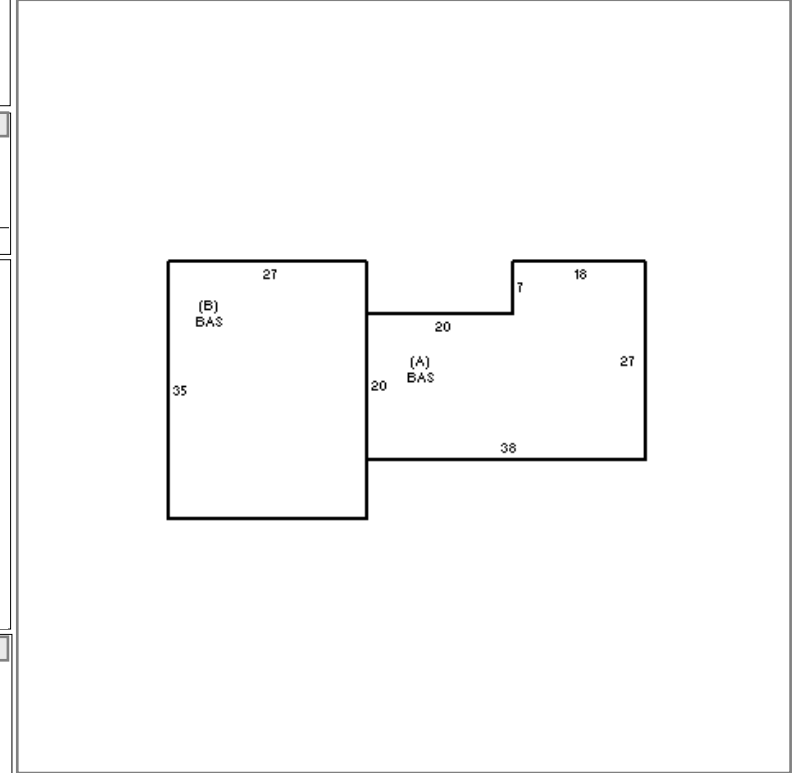
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/27/2007	RJM
MODEL	5		CIM	LIST	7/27/2007	RJM
STYLE	31	1.20	STORE(SM RETAIL [100%])	REVIEW	8/7/2019	EMZ
QUALITY	L	0.80	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1880	SIZE ADJ	1.200	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,831	DETAIL ADJ	1.047	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	886	1880	84.27	74,663
\$NLA(RCN)	\$84	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BAS	L	BASE AREA	945	1880	84.27	79,634
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	1	ASPH/CMP SHNGL	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	7	FLR/WALL UNIT	0.95								
				FUEL SOURCE	2	GAS	1.00								



BUILDING

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

TOTAL RCN	154,297
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
EFF.YR/AGE	1978 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$98,800