**Key: 3092**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,289

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| MARCELL STEPHEN R & RACHEL A TRUSTEES<br>MARCELL INVESTMENT REALTY TRUST<br>203 WEST 90TH STREET<br>APT 4A<br>NEW YORK, NY 10024 | 65-26-0 | 778 TUBMAN ROAD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| MARCELL STEPHEN R & RACHE | 09/10/2019 | A | 1 | 32282-336 |
| MARCELL RAYMOND F TRUSTEE | 03/15/2016 | F | | 19538-89 |
| MARCELL RAYMOND F & MARTH | 02/16/2005 | F | 100 | 19538-089 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 23-1135 | 11/03/2023 | 77 | SOLAR PANELS | 17,217 | 07/09/2024 | TCK | 100 | 100 |
| 225 | 03/21/2022 | 7 | ALTERATIONS | 25,000 | 03/24/2023 | TCK | 100 | 100 |
| 707 | 10/20/2020 | 7 | ALTERATIONS | 36,570 | 01/19/2021 | TCK | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 38,473 | 13 1.00 | A 1.00 | A 1.00 | 197,280 | 1.35 | A 1.00 | RM3 0.90 | | | 235,350 |

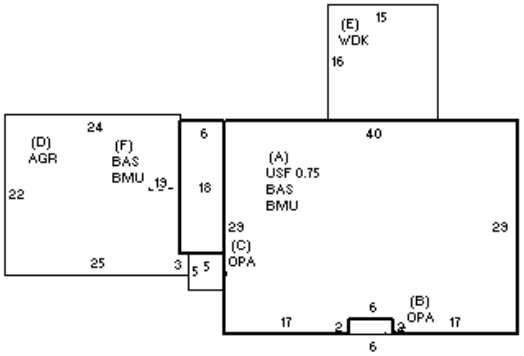
| TOTAL | 38,473 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | FY21 adjust sf per Plan Bk 269 Pg 64 | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 235,400 | 222,000 |
| BUILDING | 479,800 | 459,000 |
| DETACHED | 1,400 | 1,400 |
| OTHER | 0 | 0 |
| TOTAL | **716,600** | **682,400** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 50 0.50 | 8X16 | | 128 | 21.39 | 1,400 |

PHOTO 07/09/2024




BLDG COMMENTS

13 SOLAR PANELS

## 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 | 1/19/2021 | TCK |
|---|---|---|
| LIST | 2/28/2007 | JH |
| REVIEW | 7/26/2024 | EMZ |

| YEAR BLT | 1974 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,117 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $291 | OVERALL | 1.020 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| FIXTURES | 9 | $11,934 |
| 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 | 1 | ASPH/CMP SH | 1.00 |
| FLOOR COVER | 3 | W/W CARPET | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,256 | | 55.43 | 69,615 |
| + | BAS | L | BASE AREA | 1,256 | 1974 | 251.43 | 315,796 |
| A | USF | L | UPPER STORY FIN | 861 | 1974 | 185.61 | 159,812 |
| + | OPA | N | OPEN PORCH | 37 | | 51.00 | 1,887 |
| D | AGR | N | ATT GARAGE | 531 | | 39.56 | 21,009 |
| E | WDK | N | WOOD DECK | 240 | | 39.98 | 9,596 |
| | F22 | O | FPL 2S 2OP | 2 | | 12,720.95 | 25,442 |
| | GEN | O | GENERATOR | 1 | | 0.00 | |

| TOTAL RCN | 615,091 |
|---|---|

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

| EFF.YR/AGE | 1989 / 34 | | |
|---|---|---|---|
| COND | 22 | 22 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 22 | % GD | 78 |
| RCNLD | | | $479,800 |