

Key: 32

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 27

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CANYON CAPITAL III LLC C/O PATRICK HORSMAN 2067 CALLE ESPANA #4 SAN JUAN, PR 00911		38-80-0		298 ROBBINS HILL ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CANYON CAPITAL III LLC		11/04/2013	QS	1,550,000	(201936)
SMITH DOUGLAS C &		07/10/2006	A	100	(180554)
SMITH CHARLES M		12/18/1973	XX		(60750)

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 %
896	09/30/2021	7	ALTERATIONS	20,000	02/17/2023	TCK	100 100
768	09/05/2018	1	NEW CONSTRUC	1,500,000	02/17/2023	TCK	100 100
1120	12/01/2016	6	DEMO	5,000	04/11/2018	NF	100 100
7	01/12/2009	7	ALTERATIONS	20,000	04/08/2010	JH	100 100
NP		12	CYCLICAL NON		08/20/2007	JH	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	21,500	2	1.00	A	1.00	A	1.00	2,192,000	2.09	A	1.00	BEX	10.00		2,260,650
350	A	0.305	2	1.00	A	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00		640

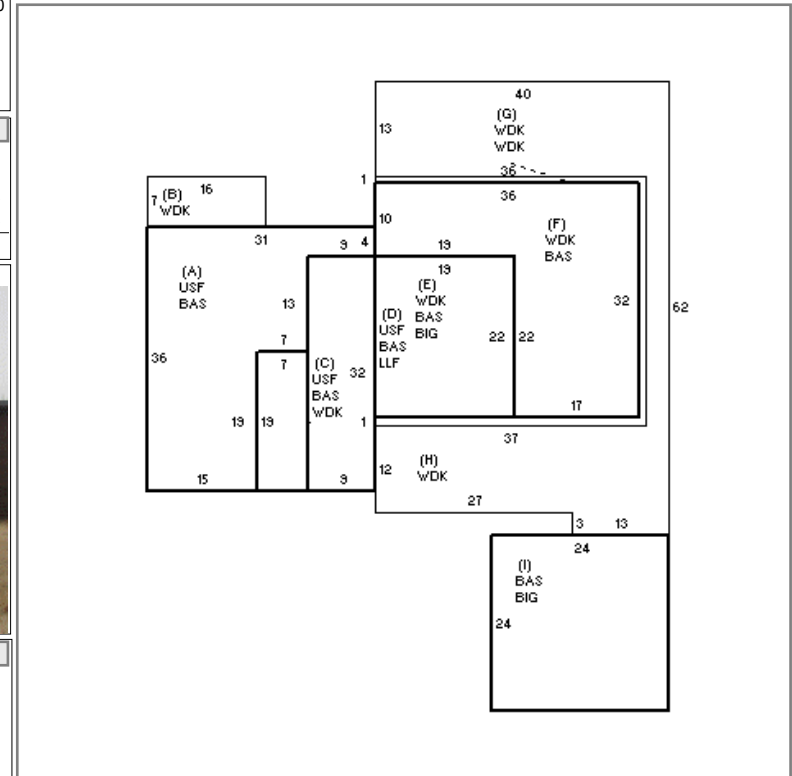
TOTAL	34,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	N O T E	UPLAND PER ENG. PLAN			LAND	2,261,300	2,133,400
St Ind	AVERAGE		BUILDING	1,552,400	1,480,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	3,813,700	3,614,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
INTERIOR ESTIMATED



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/26/2022	TCK
MODEL	1		RESIDENTIAL	LIST	4/26/2022	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	3/27/2023	EMZ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

G

YEAR BLT	2021	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,584,125
NET AREA	4,248	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	2,844	2021	337.32	959,330		
\$NLA(RCN)	\$373	OVERALL	0.950	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,116	2021	268.13	299,230		
				ROOF SHAPE	4	FLAT/SHED	1.00	+	WDK	N	WOOD DECK	2,750		59.60	163,907		
				ROOF COVER	1	ASPH/CMP SH	1.00	D	LLF	L	LOWER LEVEL FIN	288	2021	215.12	61,953		
				FLOOR COVER	1	HARDWOOD	1.00	E	BIG	N	BUILT-IN GARAGE	418		79.04	33,037		
				INT FINISH	2	DRYWALL	1.00	I	BIG	N	BUILT-IN GARAGE	576		73.99	42,619		
				HEATING/COOL	1	FORCED AIR	1.00		ODS	O	OUTDOOR SHOWER	1		3,671.90	3,672		
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2021 / 2
																COND	2 2 %
																FUNC	0
																ECON	0
																DEPR	2 % GD 98
																RCNLD	\$1,552,400