Key: 5708

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,925

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OBRIEN RICHARD E 350 WEST 50TH STREET APT 15 I NEW YORK, NY 10019	85-24-0	54 QUAIL HOLLOW ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OBRIEN RICHARD E	09/03/2021	H	1	34439-108
O'BRIEN RICHARD E & SHARO	09/12/1986	XX	145,000	5299-056

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	%
	11/17/2021	30	ABATEMENT RE		12/31/2021	JMG	100	100
		12	CYCLICAL NON		11/08/2011	MR	100	100
512	08/13/2007	7	ALTERATIONS	21,000			100	100
		12	CYCLICAL NON		11/18/2003	JB	100	100
247	05/30/1996	8	YARD ITEMS	1,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,092	15 1.00	15A 1.00	A 1.00	328,800	2.80	A 1.00	R04 1.50			318,910

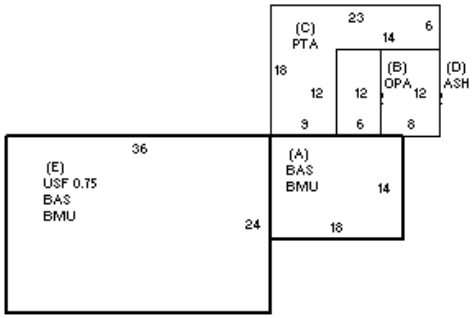
TOTAL	15,092 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	SHEEP POND EST.				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	318,900	300,900
BUILDING	317,000	299,300
DETACHED	0	0
OTHER	0	0
TOTAL	**635,900**	**600,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/03/2021



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	12/31/2021	JMG
LIST	12/31/2021	JMG
REVIEW	12/31/2021	JMG

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,764	DETAIL ADJ	1.000
$NLA(RCN)	$285	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
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	2	SOFTWOOD	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
+	BMU	N	BSMT UNFINISHED	1,116		57.59	64,273
+	BAS	L	BASE AREA	1,116	1971	258.97	289,014
B	OPA	N	OPEN PORCH	72		51.00	3,672
C	PTA	N	PATIO	246		14.60	3,590
D	ASH	N	ATT SHED	96		28.54	2,740
E	USF	L	UPPER STORY FIN	648	1971	187.53	121,517
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	503,116
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT/ELEC	A

EFF.YR/AGE	1959 / 64		
COND	37	37 %	
FUNC	0		
ECON	0		
DEPR	37	% GD	63
RCNLD	$317,000		