Key: 7074

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,302

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FENSTERMACHER ROBERT L &	52-149-0	113 BROOK TRAIL ROAD
JACOBSEN ANNE H		
116 GARFIELD AVENUE		
MADISON, NJ 07940		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FENSTERMACHER ROBERT L &	11/01/2002	QS	300,000	15845-328
BOUVIER DAVID S & DAWN E	10/29/1996	P	37,000	10458-228

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

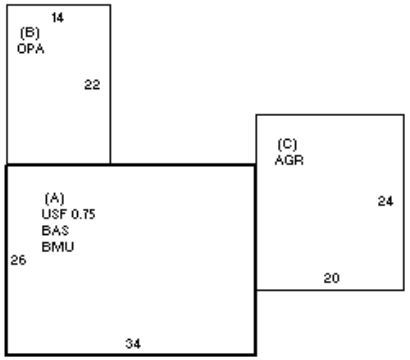
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		08/10/2017	NF	100	100
170	03/14/2012	2	ADD	30,611	01/23/2013	SF	100	100
173	04/13/2011	2	ADD	25,000	03/15/2012	MR	100	100
555	10/20/1998	7	ALTERATIONS	3,000	07/09/1999	JB	100	100
139	03/18/1997	5	OTHER	4,200	03/01/1997		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,500	14 1.00	A 1.00	A 1.00	252,080	1.95	A 1.00	R03 1.15			264,900

TOTAL	23,500 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	264,900	271,700
BUILDING	416,100	393,000
DETACHED	0	0
OTHER	0	0
TOTAL	**681,000**	**664,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/10/2017

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	8/10/2017	NF
LIST	8/10/2017	NF
REVIEW	10/31/2017	TD

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	1,547	DETAIL ADJ	1.000
$NLA(RCN)	$328	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,737
GARAGE SPACES	1	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	1	PLASTER	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	884		63.13	55,807
A	BAS	L	BASE AREA	884	1997	295.41	261,139
A	USF	L	UPPER STORY FIN	663	1997	196.72	130,423
B	OPA	N	OPEN PORCH	308		53.50	16,478
C	AGR	N	ATT GARAGE	480		42.43	20,365
	F21	O	FPL 2S 1OP	1		10,861.60	10,862
	ODS	O	OUTDOOR SHOWER	1		2,584.10	2,584

TOTAL RCN	507,395

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

EFF.YR/AGE	1997 / 26		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD	$416,100		