Key: 7356

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,586

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NELSON RICHARD R 50 RIVERSIDE DRIVE NEW YORK, NY 10024	73-15-0	93 SHEEP POND CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NELSON RICHARD R	04/05/1989	A	10	6688-169

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

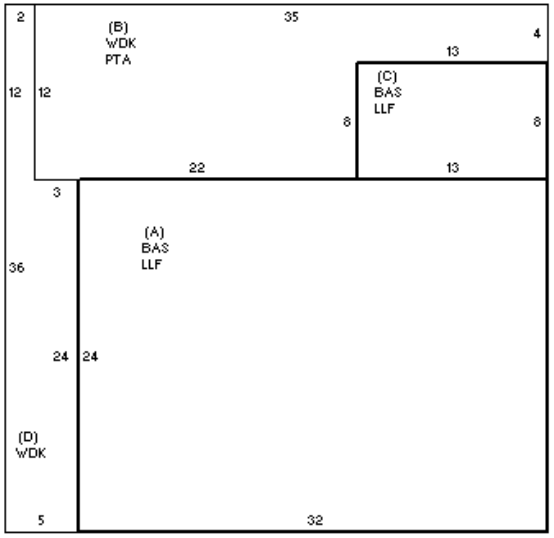
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		11/17/2011	MR	100	100
		12	CYCLICAL NON		12/01/2003	JB	100	100
147	03/25/1998	7	ALTERATIONS	3,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,700	15 1.00	A 1.00	A 1.00	712,400	1.76	A 1.00	PF6 3.25			769,490

TOTAL	26,700 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	769,500	726,000
BUILDING	261,000	246,500
DETACHED	0	0
OTHER	0	0
TOTAL	**1,030,500**	**972,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/11/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/11/2021	NF
LIST	3/11/2021	EST
REVIEW	11/10/2021	EMZ

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	1,744	DETAIL ADJ	1.000
$NLA(RCN)	$211	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,410
GARAGE SPACES	0	1.00
% BSMT FIN	100	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	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	3	RADIANT	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLF	L	LOWER LEVEL FIN	872	1975	120.97	105,482
+	BAS	L	BASE AREA	872	1975	262.28	228,705
B	PTA	N	PATIO	316		12.84	4,058
+	WDK	N	WOOD DECK	460		37.24	17,130
	MST	O	MAS/METAL STACK	1		4,775.70	4,776

TOTAL RCN	367,561
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1975 / 48		
COND	29	29 %	
FUNC	0		
ECON	0		
DEPR	29	% GD	71
RCNLD			$261,000