

Key: 868

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 899

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NICHOLS ALEXANDER 94 NORMANSKILL ROAD VOORHEESVILLE, NY 12186				90-40-0				22 CROSS STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NICHOLS ALEXANDER				09/09/2005	QS	400,000	20246-166				
KNAPP CLINTON				09/09/2005	J	17,000	20246-164				
KNAPP CLINTON C &				09/09/2005	F		20246-162				

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	%

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,978 6	1.00	A	1.00	A	1.00	964,480	4.93	A	1.00	BG- 4.40	871,470

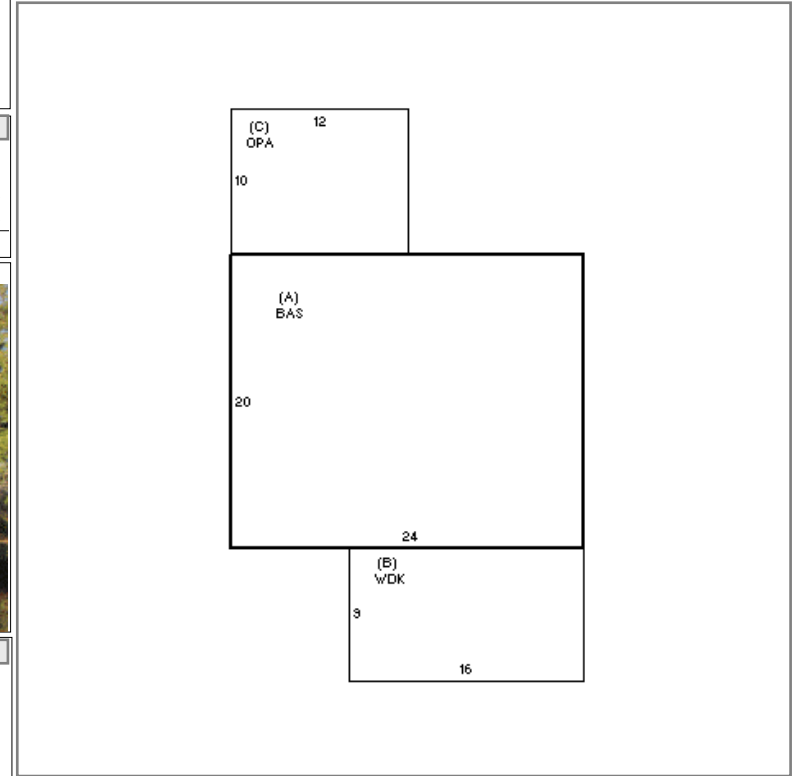
TOTAL	7,971 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE	LAND	871,500	822,200			
St Ind	AVERAGE		BUILDING	73,000	70,100			
Infl	AVERAGE		DETACHED	1,800	1,800			
			OTHER	0	0			
			<b>TOTAL</b>	<b>946,300</b>	<b>894,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 12X12		144	21.39	1,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	1/11/2021	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	480	DETAIL ADJ	1.000
\$NLA(RCN)	\$254	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,925	
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	1	PIER	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	3	WD PANEL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	480	1958	225.55	108,263
B	WDK	N	WOOD DECK	144		29.40	4,234
C	OPA	N	OPEN PORCH	120		37.50	4,500
	ODS	O	OUTDOOR SHOWER	1		1,811.30	1,811

TOTAL RCN	121,733
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$73,000