

Key: 9

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8

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CURRENT OWNER				PARCEL ID				LOCATION			
MCCONNELL IAN & DINGLEY KAREN 22 FERNCLIFF TERRACE SHORT HILLS, NJ 07078				38-4-0				455 PAINES CREEK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCONNELL IAN & DINGLEY K				08/02/2017	QS	634,320	30691-97				
PAINES CREEK ROAD LLC				08/30/2006	F	100	21309-195				
SWIFT-MERRITT FAMILY				10/08/2003	F	100	17766-149				

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	%
1080	12/20/2018	7	ALTERATIONS	45,000	07/07/2020	NF	100	100
712	08/15/2018	7	ALTERATIONS	19,750	06/20/2019	NF	100	100
936	11/20/2017	7	ALTERATIONS	29,000	04/30/2018	NF	100	100
	08/10/2017	16	MLS REVIEW	634,320	07/23/2018	JMG	100	100
189	05/05/1993	5	OTHER	20,000	02/01/1994		100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,185 1	1.00	A	1.00	A	1.00					818,120

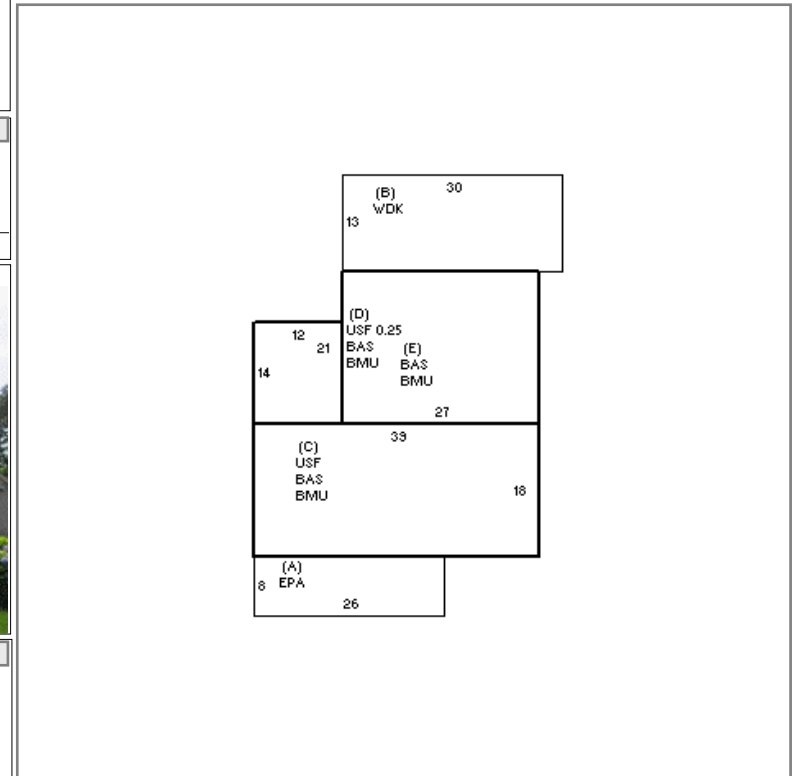
TOTAL	25,185 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	NOTE				LAND	818,100	617,500
St Ind	AVERAGE		LAND	529,600	500,200			
Infl	AVERAGE		BUILDING	1,300	1,300			
			OTHER	0	0			
						TOTAL	1,349,000	1,119,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00 40 0.60	12X8		96	22.01	1,300	07/07/2020



BUILDING	CD	ADJ	DESC	MEASURE	3/20/2018	NF
MODEL	1		RESIDENTIAL	LIST	7/7/2020	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	7/27/2020	ER
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1840	SIZE ADJ	1.000
NET AREA	2,181	DETAIL ADJ	1.000
\$NLA(RCN)	\$347	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
FIXTURES	9	\$14,180	
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN WALL	1.00	A	EPA	N	ENCLOSED PORCH	208		87.81	18,265
EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	390		47.51	18,529
ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,437		63.78	91,659
ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,437	1840	292.78	420,729
FLOOR COVER	2	SOFTWOOD	1.00	+	USF	L	UPPER STORY FIN	744	1840	222.82	165,781
INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP		1		12,303.00	12,303
HEATING/COOL	14	ELECT BB+AC	1.01	MST	O	MAS/METAL STACK		2		6,092.10	12,184
FUEL SOURCE	3	ELECTRIC	0.95	ODS	O	OUTDOOR SHOWER		1		2,927.00	2,927

TOTAL RCN	756,557
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$529,600