**Key: 1224**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,334

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| GREENE W ANDREW & SUSAN F<br>119 WESTSIDE ROAD<br>WOODBURY, CT 06798 | 102-29-0 | 44 EAGLE WING LANE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| GREENE W ANDREW & SUSAN F | 05/09/2008 | QS | 420,000 | 22897-56 |
| QUIGLEY PAUL J & KARLA MA | 02/20/2003 | QS | 331,000 | 16424-220 |
| ALLEN HELEN R | 02/20/1975 | XX | 30,000 | 2153-55 |

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

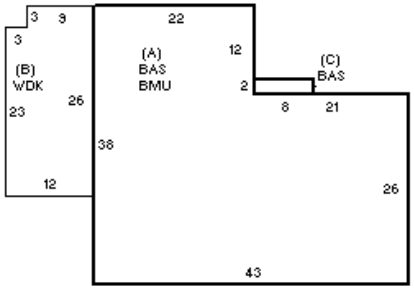
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 251 | 05/17/2004 | 3 | OUT BUILDING | 1,500 | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 11,100 | 7 1.00 | A 1.00 | A 1.00 | 416,480 | 3.66 | A 1.00 | R09 1.90 | | | 388,050 |

| TOTAL | 11,100 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 7 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 388,100 | 366,100 |
| BUILDING | 324,700 | 311,000 |
| DETACHED | 2,100 | 2,000 |
| OTHER | 0 | 0 |
| TOTAL | **714,900** | **679,100** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 20 0.80 | 10X12 | 2004 | 120 | 21.39 | 2,100 |

PHOTO 01/26/2021

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 | 1/26/2021 | NF |
|---|---|---|
| LIST | 11/5/2007 | JH |
| REVIEW | 3/1/2021 | MR |

| YEAR BLT | 1972 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,398 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $337 | OVERALL | 1.050 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 5 | $6,825 |
| GARAGE SPACES | 0 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 1 | 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 | 2 | DRYWALL | 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 | 1,382 | | 57.06 | 78,851 |
| B | WDK | N | WOOD DECK | 303 | | 41.16 | 12,472 |
| + | BAS | L | BASE AREA | 1,398 | 1972 | 258.83 | 361,837 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,018.90 | 8,019 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,535.80 | 2,536 |

| TOTAL RCN | 470,540 |
|---|---|

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

| EFF.YR/AGE | 1972 / 51 | |
|---|---|---|
| COND | 31 | 31 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 31 | % GD 69 |
| RCNLD | | $324,700 |