Key: 1236

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,346

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KERN LOUIS J III & KERN TAIANNA NIN 109 LAKE DRIVE BETHLEHEM, CT 06751	102-21-0	25 LINNELL LANDING ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KERN LOUIS J III & KERN T	09/07/2018	V	302,500	31515-40
NUGENT MARCIA E & JULIUS	08/31/2015	F	100	29105-157
NUGENT MARCIA E	05/18/2015	F	100	28875-20

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

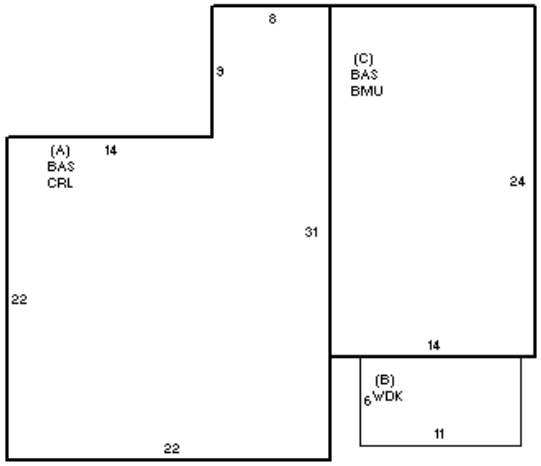
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	09/07/2018	15	SALE REVIEW	302,500	05/23/2019	JMG	100	100
	06/25/2018	5	OTHER		06/25/2018	JMG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,214	7 1.00	A 1.00	A 1.00	295,920	3.14	A 1.00	R06 1.35			281,600

TOTAL	13,214 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 7	NOTE	Lot 3 & 4B Plan Bk 308 Pg24		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	281,600	265,700
BUILDING	154,100	145,500
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**436,800**	**412,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	10X10		100	22.01	1,100

PHOTO 06/25/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	L	0.75	LOW COST [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	6/25/2018	JMG
LIST	6/25/2018	JMG
REVIEW	6/25/2018	JMG

YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	892	DETAIL ADJ	1.000
$NLA(RCN)	$258	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,071
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	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	1	HARDWOOD	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	556		23.91	13,295
+	BAS	L	BASE AREA	892	1963	217.41	193,932
B	WDK	N	WOOD DECK	66		30.87	2,037
C	BMU	N	BSMT UNFINISHED	336		52.64	17,688

TOTAL RCN 230,024

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

EFF.YR/AGE 1967 / 56

COND	33	33 %	
FUNC	0		
ECON	0		
DEPR	33	% GD	67

RCNLD $154,100