

Key: 1253

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.363

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
KIRBY CHRISTOPHER & ANDREA J & CASAVANT STEPHEN D & MARIANNE H 1246 MAIN STREET GLASTONBURY, CT 06033		101-64-0		97 PURITAN DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KIRBY CHRISTOPHER & ANDRE		08/12/2016	QS	365,000	29857-316
DEARRUDA LARRY D & CYNTHI		05/08/2013	QS	317,000	27360-113
FINKLE WILLIAM R & ANA		06/04/1999	QS	124,000	12319-026

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 %
461	05/29/2018	14	CYCLICAL GRO		12/28/2020	TCK	100 100
893	09/30/2016	7	ALTERATIONS	5,000	07/12/2019	TCK	100 100
		3	OUT BUILDING	2,000	02/24/2017	NF	100 100
		12	CYCLICAL NON		04/15/2013	SF	100 100
379	07/01/2004	2	ADD	5,000	05/04/2005	JB	100 100

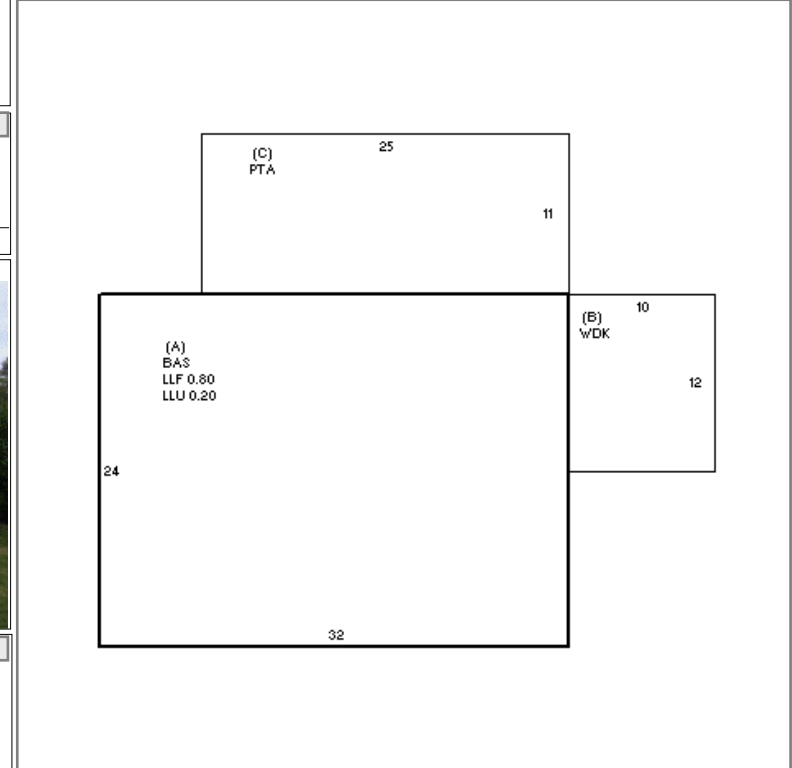
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE									
100	S	15,753	13	1.00	13K	1.00	A	1.00			252,080	2.70	A	1.00	R04	1.15					246,040

TOTAL	15,769 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	246,000	232,100	BUILDING	304,900	287,900
St Ind	FOX MEADOW		DETACHED	1,900	1,900	OTHER	0	0
Infl	AVERAGE		TOTAL	552,800	521,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12	2016	96	22.01	1,900



BUILDING	CD	ADJ	DESC	MEASURE	12/28/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/28/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	2/16/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,382	DETAIL ADJ	1.000
\$NLA(RCN)	\$263	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$8,190	
GARAGE SPACES	0	1.00	
% BSMT FIN	80	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	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	154		100.25	15,439
EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	614	1985	138.65	85,131
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	768	1985	305.41	234,557
ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	120		41.16	4,939
FLOOR COVER	3	W/W CARPET	1.00	C	PTA	N	PATIO	275		15.02	4,132
INT FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 10P		1		8,018.90	8,019
HEATING/COOL	11	HTWT/CL AIR	1.05	ODS	O	OUTDOOR SHOWER		1		2,535.80	2,536
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	362,943
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2001 / 22
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$304,900