Key: 1257

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,367

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOTTINO MAUREEN M & BOTTINO CHRISTOPHER J 77 PLUMB BROOK ROAD WOODBURY, CT 06798-2116	101-60-0	51 PURITAN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOTTINO MAUREEN M &	11/06/2002	A	1	15874-059
BOTTINO MAUREEN M	02/22/2002	QS	275,000	14848-224
GERARDI ANGELO & ROSE	08/30/1991	L	125,000	7664-191

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

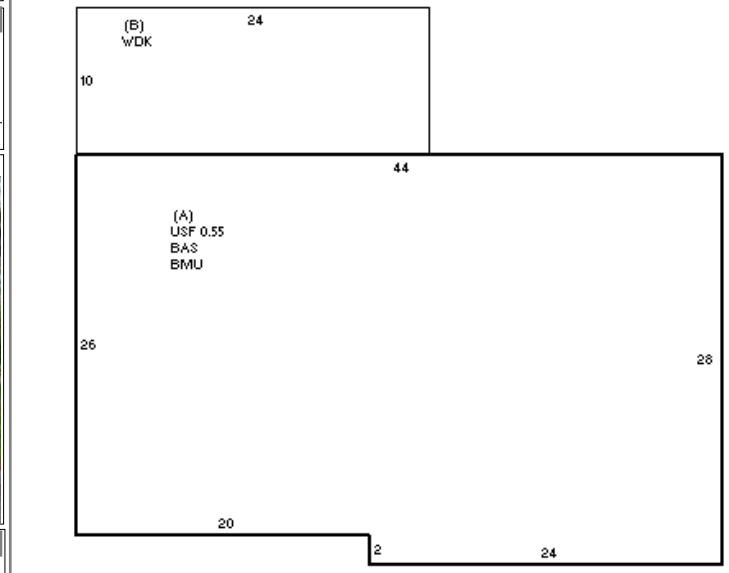
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-71	01/23/2023	7	ALTERATIONS	3,000	05/20/2024	TCK	100	100
309	07/28/2009	7	ALTERATIONS	1,122	04/27/2010	JH	100	100
791	11/07/2006	7	ALTERATIONS	3,500	03/07/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,212	13 1.00	13K 1.00	A 1.00	252,080	2.78	A 1.00	R04 1.15			244,630

TOTAL	15,212 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	FOX MEADOW				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	244,600	230,800
BUILDING	403,000	385,600
DETACHED	0	0
OTHER	0	0
TOTAL	**647,600**	**616,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/05/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/23/2020	TCK
LIST	12/23/2020	EST
REVIEW	6/5/2024	EMZ

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,848	DETAIL ADJ	1.000
$NLA(RCN)	$291	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.55	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,373
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	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,192		58.16	69,323
A	BAS	L	BASE AREA	1,192	1984	261.51	311,722
A	USF	L	UPPER STORY FIN	656	1984	189.36	124,222
B	WDK	N	WOOD DECK	240		40.38	9,690
	F21	O	FPL 2S 1OP	1		10,455.50	10,456
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	537,274
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1984 / 39		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	$403,000		