**Key: 1262**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,372

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| MARUCA ROBERT A & | 101-54-0 | 3140 MAIN STREET |
| KEAVNEY-MARUCA PATRICIA | | |
| 43 LILAC LANE | | |
| PROSPECT, CT 06712 | | |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| MARUCA ROBERT A & | 11/12/2010 | QS | 277,000 | 24992-344 |
| MILZOFF STANLEY H & ANN | 03/22/2006 | A | 1 | 20843-218 |
| MILZOFF STANLEY H | 01/31/1992 | QS | 152,500 | 7858-121 |

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

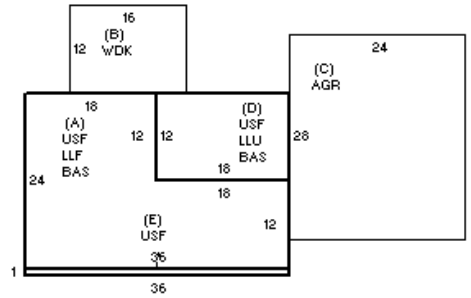
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 24-190 | 05/08/2024 | 7 | ALTERATIONS | 40,000 | | | 0 | 0 |
| 165 | 02/23/2021 | 7 | ALTERATIONS | 59,000 | 05/19/2022 | TCK | 100 | 100 |
| 892 | 10/29/2014 | 7 | ALTERATIONS | 2,200 | 05/27/2015 | WM | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 15,210 | 10 1.00 | A 1.00 | A 1.00 | 219,200 | 2.78 | A 1.00 | R03 1.00 | | | 212,720 |

| TOTAL | 15,210 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 10 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 212,700 | 200,700 |
| BUILDING | 465,700 | 439,700 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **678,400** | **640,400** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 05/19/2022

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 1.05 | COLONIAL [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 12/6/2007 | JH |
|---|---|---|
| LIST | 12/6/2007 | EST |
| REVIEW | 6/13/2022 | MR |

| YEAR BLT | 1987 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,412 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $238 | OVERALL | 1.030 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $8,034 |
| 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 | 2 | SLAB | 0.95 |
| EXT COVER | 2 | CLAPBOARD | 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 | 9 | WARM/CL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 864 | 1987 | 284.36 | 245,689 |
| A | LLF | L | LOWER LEVEL FIN | 648 | 1987 | 136.01 | 88,134 |
| B | WDK | N | WOOD DECK | 192 | | 40.37 | 7,752 |
| C | AGR | N | ATT GARAGE | 672 | | 38.18 | 25,655 |
| D | LLU | N | LOWER LEVEL UNF | 216 | | 95.17 | 20,557 |
| + | USF | L | UPPER STORY FIN | 900 | 1987 | 187.43 | 168,688 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,455.50 | 10,456 |

| TOTAL RCN | 574,965 |
|---|---|

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

| EFF.YR/AGE | 1995 / 28 | |
|---|---|---|
| COND | 19 | 19 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 19 | % GD 81 |
| RCNLD | | $465,700 |