Key: 1284

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.396

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCLAUGHLIN WILLIAM E & PELLEGRINO LYNN A 132 MEADOW RIDGE LANE GUILFORD, CT 06437	102-43-0	16 FLYING MIST LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCLAUGHLIN WILLIAM E & PE	06/03/2019	QS	470,000	32064-250
BROWN BEVERLY & VIEIRA N	03/22/2018	F	1	31151-125
CYR MARY A	12/05/1978	XX	15,000	2833-334

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

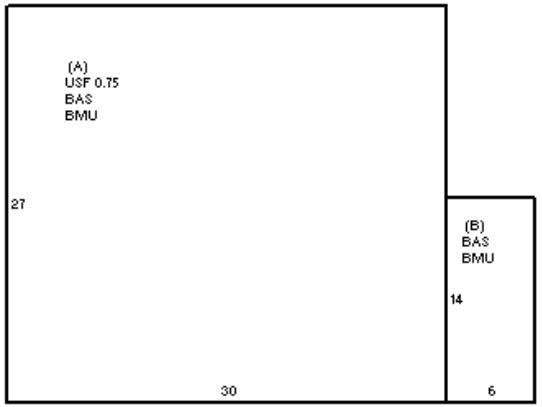
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	06/03/2019	16	MLS REVIEW	470,000	05/22/2020	JMG	100	100
NP		12	CYCLICAL NON		11/05/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,000	7 1.00	A 1.00	A 1.00	416,480	3.69	A 1.00	R09 1.90			387,580

TOTAL	11,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 7	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	387,600	365,700
BUILDING	305,700	288,700
DETACHED	0	0
OTHER	0	0
TOTAL	**693,300**	**654,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/22/2021

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	1/22/2021	NF
LIST	11/5/2007	JH
REVIEW	3/1/2021	MR

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,502	DETAIL ADJ	1.000
$NLA(RCN)	$279	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,566
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	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	894		57.23	51,164
+	BAS	L	BASE AREA	894	1979	267.80	239,412
A	USF	L	UPPER STORY FIN	608	1979	178.33	108,427
	F21	O	FPL 2S 1OP	1		9,846.50	9,847
	ODS	O	OUTDOOR SHOWER	1		2,342.60	2,343

TOTAL RCN 418,757

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

EFF.YR/AGE 1979 / 44

COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73

RCNLD $305,700