

Key: 139

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 148

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CAMPINELL FREY MELISSA TRUSTEE ETAL 17 OVAL AVENUE RIVERSIDE, CT 06878				50-63-0				30 BRADFORD ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAMPINELL FREY MELISSA TR				02/06/2023	A		35628-143				
CAMPINELL JOSEPH J TRUSTE				05/26/2022	ML		31706-256				
CAMPINELL JOSEPH J & MARY				12/04/2018	F	1	31706-256				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1013	12/08/2014	7	ALTERATIONS	52,000	04/28/2016	WFF	100	100
624	11/17/2008	2	ADD	200,000	04/16/2010	JH	100	100
3	10/20/2005	7	ALTERATIONS	4,000	08/31/2007	JH	100	100
455	08/18/2005	7	ALTERATIONS	1,500	08/31/2007	JH	100	100
348	06/22/1998	3	OUT BUILDING	6,000			100	100

LAND

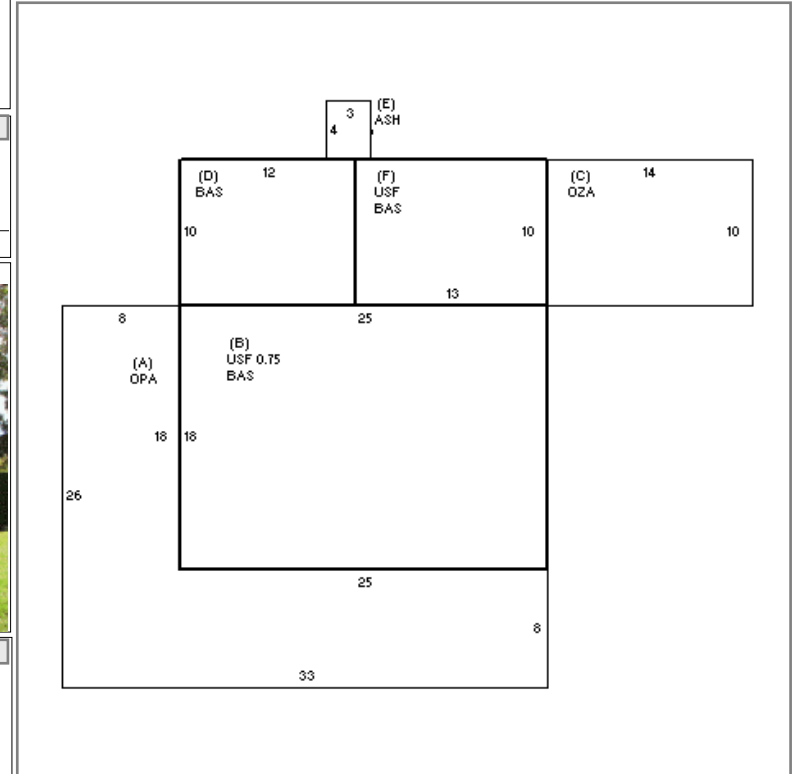
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,285 3	1.00	3A	1.00	A	1.00	876,800	2.77	A	1.00	BA+ 4.00	851,430

TOTAL	15,290 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE	LAND	851,400	803,300			
St Ind	BREWSTER PARK		BUILDING	199,000	188,000			
Infl	AVERAGE		DETACHED	6,000	6,000			
			OTHER	458,500	438,400			
			TOTAL	1,514,900	1,435,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CBN	A	1.00 30	0.70 12X16	1965	192	44.90	6,000



BLDG COMMENTS



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	10/6/2020	NF
MODEL	1		RESIDENTIAL	LIST	8/31/2007	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	10/21/2020	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1941	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	331,744		
NET AREA	1,168	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	OPA	N	OPEN PORCH	408		50.00	20,400	CONDITION ELEM	CD		
\$NLA(RCN)	\$284	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	700	1941	290.87	203,609	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	468	1941	185.72	86,919	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OZA	N	OPEN BREEZEWAY	140		46.60	6,524	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	E	ASH	N	ATT SHED	12		29.17	350	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		MST	O	MAS/METAL STACK	1		5,027.00	5,027	HEAT/ELEC	A		
				HEATING/COOL	5	ELECTRIC BB	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415				
				FUEL SOURCE	3	ELECTRIC	0.95												
																		EFF.YR/AGE	1941 / 82
																		COND	40 40 %
																		FUNC	0
																		ECON	0
																		DEPR	40 % GD 60
																		RCNLD	\$199,000

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LEGAL

LAND

DETACHED

BUILDING

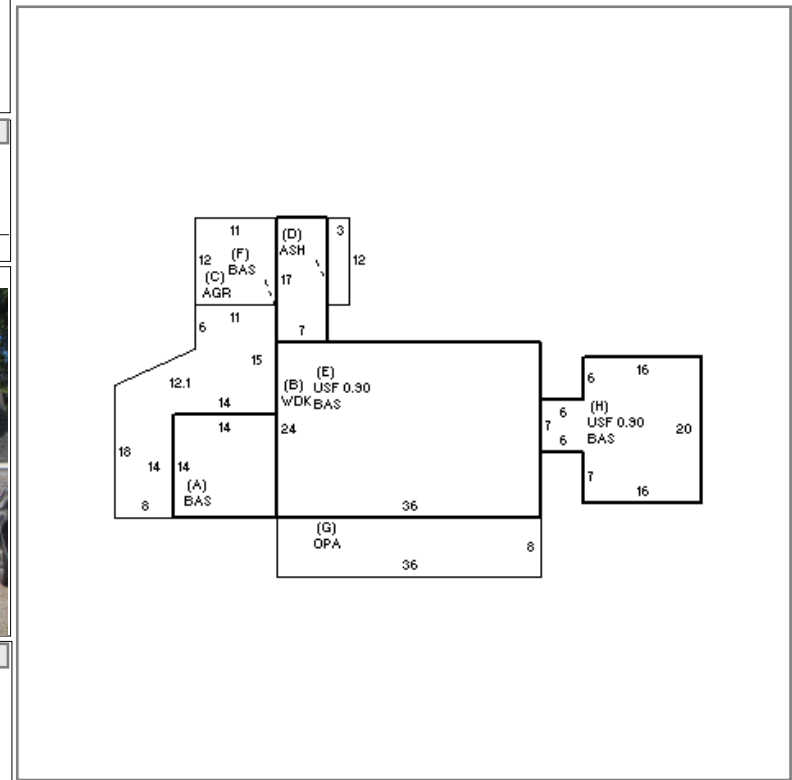
CURRENT OWNER		PARCEL ID	LOCATION	
CAMPINELL FREY MELISSA TRUSTEE ETAL 17 OVAL AVENUE RIVERSIDE, CT 06878		50-63-0	30 BRADFORD ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	458,500	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	3/14/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/14/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	11/19/2018	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1941	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	595,406	
NET AREA	2,645	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	196	1941	231.98	45,468	CONDITION ELEM	CD	
\$NLA(RCN)	\$225	OVERALL	0.970	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	349		37.64	13,138	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	132		43.05	5,682	INTERIOR	G	
				ROOF COVER	1	ASPH/CMP SH	1.00	D	ASH	N	ATT SHED	36		28.01	1,008	KITCHEN	A	
				FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	983	1941	231.98	228,036	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	778	2008	169.34	131,749	HEAT/ELEC	A	
				HEATING/COOL	5	ELECTRIC BB	1.00	G	OPA	N	OPEN PORCH	288		48.01	13,828			
				FUEL SOURCE	3	ELECTRIC	0.95	H	BAS	L	BASE AREA	362	2014	231.98	83,976			
									H	USF	L	UPPER STORY FIN	326	2014	169.34	55,206		
									F21	O	FPL 2S 1OP	1		9,748.00	9,748			
																EFF.YR/AGE	1987 / 36	
																COND	23 23 %	
																FUNC	0	
																ECON	0	
																DEPR	23 % GD 77	
																RCNLD	\$458,500	