

Key: 13908

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.358

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AL
LAND

CURRENT OWNER		PARCEL ID		LOCATION												
SCHMIDT PAUL J & ANNE E 230 CATHERINE DRIVE ROCKY HILL, CT 06067		61-40-0		108 WINSTEAD ROAD												
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)											
SCHMIDT PAUL J & ANNE E		08/30/2012	QS	749,000	26631-65											
POND OAKS LLC		06/30/2011	S	1,000,000	25541-127											
BANK OF NEW ENGLAND		02/05/2010	L	2,500,000	24353-104											
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	13	1.00	13W	1.00	A	1.00	197,280	1.00	A	1.00	R01	0.90		273,010
300	A	0.199	13	1.00	13W	1.00	A	1.00	10,800	1.00	A	1.00	R01	0.90		2,150

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	%
635	07/15/2016	3	OUT BUILDING	6,100	03/22/2017	NF	100	100
		12	CYCLICAL NON		04/24/2013	SF	100	100
748	10/03/2012	2	ADD	10,000	01/30/2013	MR	100	100
585	08/14/2012	2	ADD	17,000	01/30/2013	MR	100	100
349	05/17/2012	1	NEW CONSTRUC	200,000	01/30/2013	MR	100	100

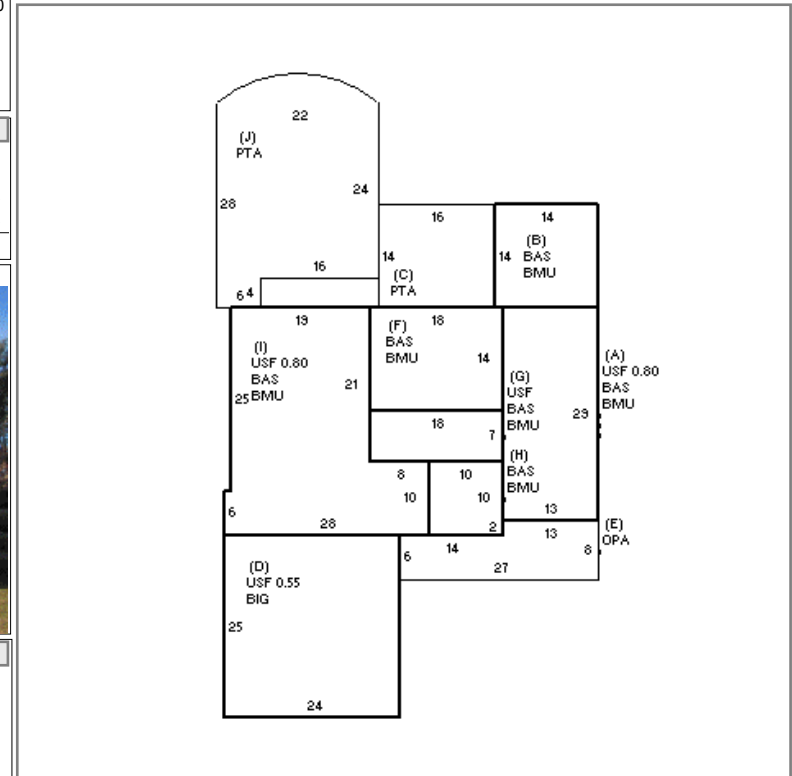
DETACHED

TOTAL	1.576 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	Subdivision of Map 40 Parcel 67 & Map 49 Parcel 8 for F/Y 07 -- Lot 3 on Plan Book 598/56-62			LAND	275,200	259,600
St Ind	WINSTEAD		BUILDING	945,200	902,700			
Infl	AVERAGE		DETACHED	2,200	2,100			
			OTHER	0	0			
						TOTAL	1,222,600	1,164,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X14	2016	112	21.39	2,200



BLDG COMMENTS
GENERATOR
WALKOUT BASEMENT



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/4/2021	TCK
MODEL	1		RESIDENTIAL	LIST	4/24/2013	SF
STYLE	4	1.02	CAPE [100%]	REVIEW	3/11/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2012	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,024	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$347	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH/CMP SH	1.00
				FLOOR COVER	1	HARDWOOD	1.00
				INT FINISH	1	PLASTER	1.00
				HEATING/COOL	9	WARM/CL AIR	1.03
				FUEL SOURCE	2	GAS	1.00
CAPACITY		UNITS	ADJ				
STORIES		1.8	1.00				
ROOMS		8	1.00				
BEDROOMS		3	1.00				
BATHROOMS		3	1.00				
FIXTURES		11	\$19,520				
GARAGE SPACES		2	1.00				
% BSMT FIN		0	1.00				
# 1/2 BATHS		1	1.00				
# OF UNITS		1	1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,726		68.43	118,106
+	BAS	L	BASE AREA	1,726	2012	316.55	546,372
+	USF	L	UPPER STORY FIN	1,298	2012	225.86	293,162
C	PTA	N	PATIO	224		19.14	4,287
D	BIG	N	BUILT-IN GARAGE	600		65.10	39,058
E	OPA	N	OPEN PORCH	188		66.89	12,574
J	PTA	N	PATIO	612		15.95	9,763
GFP	O		GAS FIREPLACE	1		4,181.70	4,182
ODS	O		OUTDOOR SHOWER	1		3,230.50	3,231

TOTAL RCN	1,050,253
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE 2012 / 11	
COND	11 11 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$945,200