

Key: 13917

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.367

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION			
COLGATE STEPHEN H & DANA B & COLGATE CAROLYN R 3 BATCHELDER ROAD WINDSOR, CT 06095		61-49-0		115 WINSTEAD ROAD			
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		COLGATE STEPHEN H & DANA		07/12/2013	QS	790,000	27535-145
POND OAKS LLC		03/23/2010	S	1,000,000	24435-1		
BANK OF NEW ENGLAND		02/05/2010	L	2,500,000	24353-104		

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 %
24-541	07/08/2024	7	ALTERATIONS	3,000			0 0
24-315	04/04/2024	7	ALTERATIONS	6,600			0 0
468	05/20/2019	7	ALTERATIONS	3,000	07/17/2019	TCK	100 100
364	05/01/2018	3	OUT BUILDING	35,000	07/17/2019	TCK	100 100
338	04/28/2014	7	ALTERATIONS	15,000	06/19/2015	MW	100 100

LAND

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	0.021	13	1.00	13W	1.00	A	1.00	10,800	1.00	A	1.00	R01	0.90		230

DETAILED

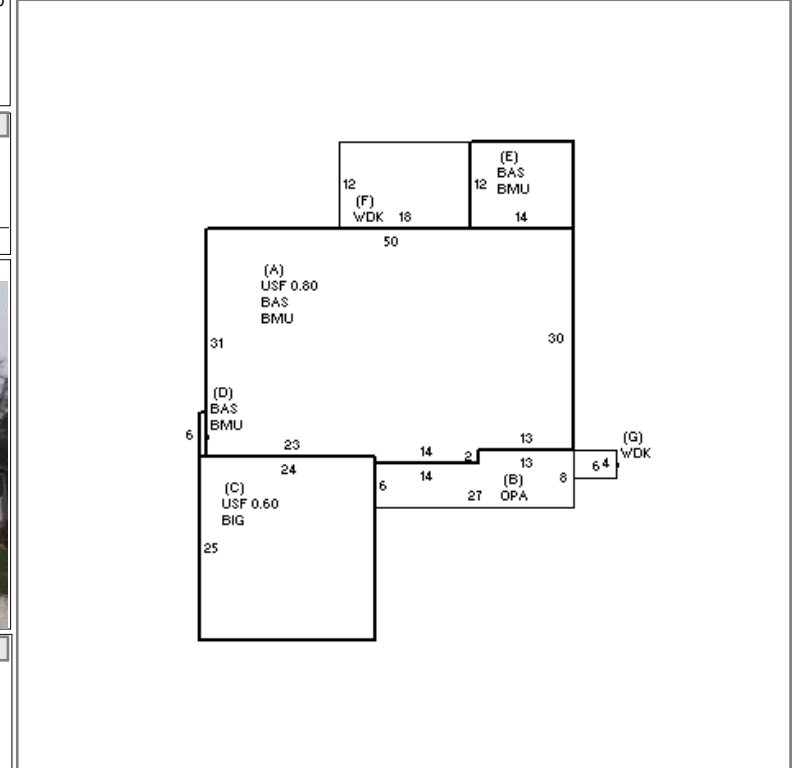
TOTAL	1.398 Acres		ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		N O T E	Subdivision of Map 40 Parcel 67 & Map 49 Parcel 8 for F/Y 07 -- Lot 12 on Plan Book 598/56-62			LAND	273,200	257,800
St Ind	WINSTEAD			LAND	976,200	932,200			
Infl	AVERAGE			BUILDING	21,700	21,500			
							OTHER	0	0
							TOTAL	1,271,100	1,211,500

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GFU	G	1.20	10 0.90	16X28	2018	448	53.88	21,700



BLDG COMMENTS



LOADING

BUILDING	CD	ADJ	DESC	MEASURE	2/2/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/2/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/10/2021	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,084,697
NET AREA	3,326	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,725		68.43	118,037		
\$NLA(RCN)	\$326	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,725	2012	316.55	546,055		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,601	2012	205.78	329,455		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	188		66.89	12,574		
				FLOOR COVER	1	HARDWOOD	1.00	C	BIG	N	BUILT-IN GARAGE	600		65.10	39,058		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	240		52.44	12,585		
				HEATING/COOL	9	WARM/CL AIR	1.03		GFP	O	GAS FIREPLACE	1		4,181.70	4,182		
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		3,230.50	3,231		

CAPACITY	UNITS	ADJ
STORIES	1.8	1.00
ROOMS	9	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

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	\$976,200
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