

Key: 1403

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.519

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CAMPBELL PETER J 312 GREENLEY ROAD NEW CANAAN, CT 06840				90-58-0				132 WINSLOW LANDING ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAMPBELL PETER J				02/19/2016	F	1	29460-45				
CAMPBELL PETER J &				05/19/2015	F		28877-310				
CAMPBELL PETER J &				12/03/2013	J	75,000	27860-282				

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	%
845	10/01/2018	7	ALTERATIONS	350,000	07/14/2020	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,840 6	1.00	A	1.00	A	1.00	964,480	5.68	A	1.00	BG- 4.40	860,070

TOTAL	6,840 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	860,100	811,400
St Ind	AVERAGE		BUILDING	456,700	431,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,316,800	1,242,800

DETACHED

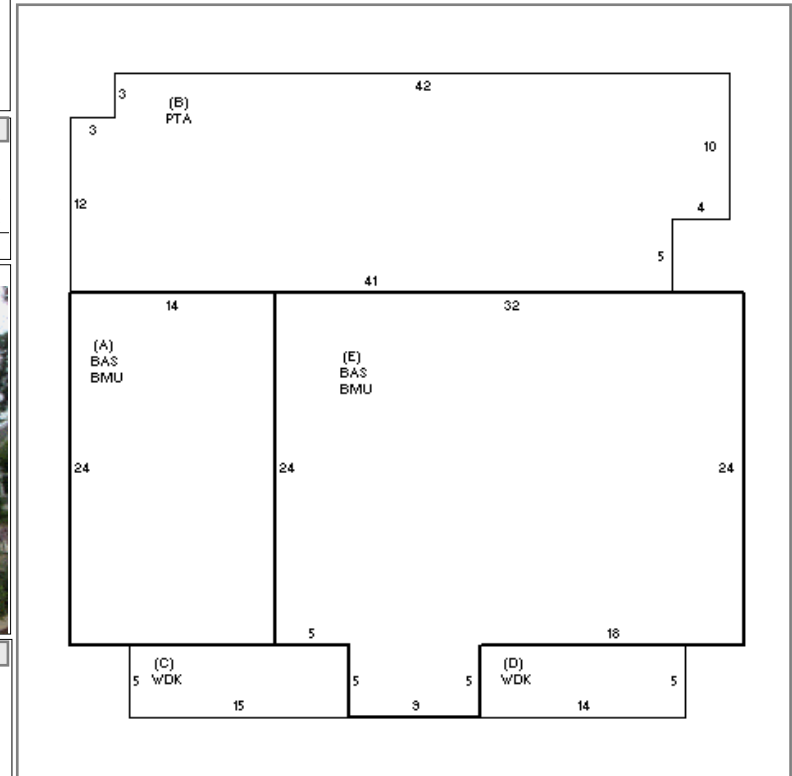
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
INT EST FROM PLANS (6/27/19)

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2019	NF
MODEL	1		RESIDENTIAL	LIST	6/27/2019	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	7/27/2020	ER
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			



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YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	480,769
NET AREA	1,149	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,149		70.47	80,965		
\$NLA(RCN)	\$418	OVERALL	1.040	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	336	2018	316.86	106,466		
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	646		14.88	9,615		
				ROOF COVER	2	WD SHINGLE	1.01	+	WDK	N	WOOD DECK	145		48.92	7,094		
				FLOOR COVER	1	HARDWOOD	1.00	E	BAS	L	BASE AREA	813	1969	316.86	257,608		
				INT FINISH	3	WD PANEL	1.00	MST	O	MAS/METAL STACK	1		6,273.70	6,274			
				HEATING/COOL	9	WARM/CL AIR	1.03	ODS	O	OUTDOOR SHOWER	1		3,013.90	3,014			
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	V
																INTERIOR	V
																KITCHEN	V
																BATHS	V
																HEAT/ELEC	V
																EFF.YR/AGE	2018 / 5
																COND	5 5 %
																FUNC	0
																ECON	0
																DEPR	5 % GD 95
																RCNLD	\$456,700