Key: 1497

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,632

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KALAMARIDES DIANA LYNN & JOHN JAMES TRUSTEES P O BOX 7 WEST SIMSBURY, CT 06092-0007	90-114-0	52 SEARS ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KALAMARIDES DIANA LYNN &	06/19/2020	QS	735,000	33000-325
ANASTASIA GRACE L (LIFE E	09/15/2014	F	100	28380-72
ANASTASIA PHILIP W & GRAC	09/03/1969	XX		1448-101

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

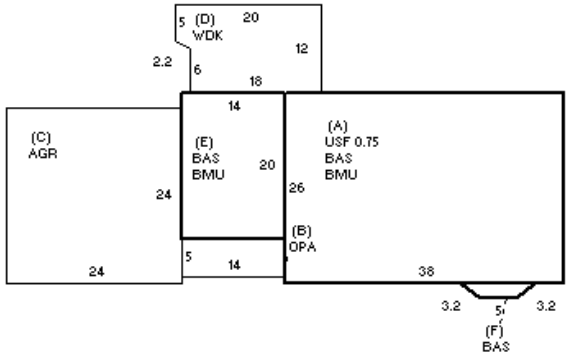
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	06/19/2020	15	SALE REVIEW	735,000	02/02/2021	JMG	100	100
58	03/02/2010	7	ALTERATIONS	2,166	12/22/2010	JH	100	100
NP		12	CYCLICAL NON		10/26/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,400	6 1.00	A 1.00	A 1.00	767,200	2.92	A 1.00	R12 3.50			739,580

TOTAL	14,400 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	739,600	558,200
BUILDING	406,600	389,500
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**1,147,400**	**948,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X10		80	22.01	1,200

PHOTO 12/02/2020

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	12/2/2020	NF
LIST	10/26/2007	JH
REVIEW	1/12/2021	MR

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	2,024	DETAIL ADJ	1.000
$NLA(RCN)	$295	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	2	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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,268		55.43	70,280
A	USF	L	UPPER STORY FIN	741	1970	187.52	138,956
B	OPA	N	OPEN PORCH	70		51.00	3,570
C	AGR	N	ATT GARAGE	576		38.69	22,284
D	WDK	N	WOOD DECK	227		39.98	9,076
+	BAS	L	BASE AREA	1,283	1970	251.43	322,585
	F21	O	FPL 2S 1OP	2		10,354.00	20,708
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	597,878

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

EFF.YR/AGE	1970 / 53		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD	$406,600		