

Key: 1523

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.659

LEGAL

LAND

DETACHED

BUILDING

LOADING

CURRENT OWNER				PARCEL ID				LOCATION			
WESTFAHL CHRIS S & EILEEN A 52 EAST RIDGE ROAD STAMFORD, CT 06903				90-106-0				26 LOUISE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WESTFAHL CHRIS S & EILEEN				05/20/2004	QS	820,000	18614-119				
SAGE GROUP LLC				03/28/2003	F	1	16652-022				
ADAMO PAULA				08/26/2002	QS	225,000	15516-014				

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,000 6	1.00	A	1.00	A	1.00	767,200	2.82	A	1.00	R12 3.50	743,770

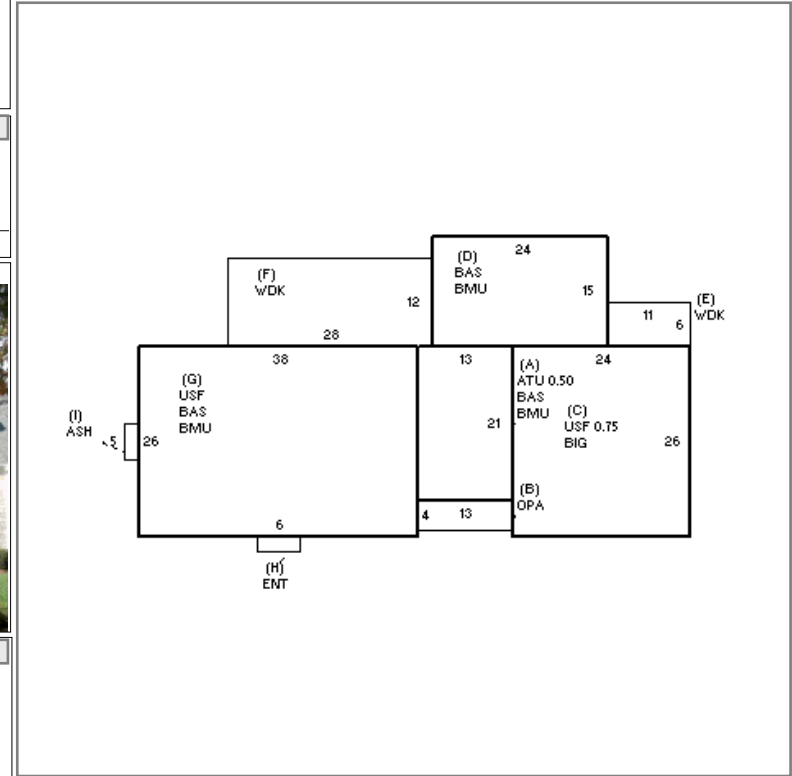
TOTAL	14,985 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE LOT 87 COMBINED WITH LOT 88-1	LAND	743,800	561,400			
St Ind	AVERAGE		BUILDING	899,000	859,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,642,800</b>	<b>1,420,500</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
One Bathroom = 4 Fixtures; Fixture in Laundry

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 %
492	10/28/2019	30	ABATEMENT RE		11/19/2019	JMG	100 100
710	08/13/2004	2	ADD	15,000	05/18/2005	JB	100 100
	12/04/2002	1	NEW CONSTRU	200,000	06/16/2004	WH	100 100



BUILDING	CD	ADJ	DESC	MEASURE	11/19/2019	JMG
MODEL	1		RESIDENTIAL	LIST	11/19/2019	JMG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/19/2019	JMG
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,070,185		
NET AREA	3,077	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,621		70.38	114,090	CONDITION ELEM	CD		
\$NLA(RCN)	\$348	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,621	2002	325.60	527,793	EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	137	73.48	10,066	INTERIOR	A		
STORIES	2	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	52	68.80	3,577	KITCHEN	A	BATHS	A		
ROOMS	9	1.00	FLOOR COVER	1	HARDWOOD	1.00	C	BIG	N	BUILT-IN GARAGE	624	65.44	40,832	HEAT/ELEC	A				
BEDROOMS	4	1.00	INT FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	468	2004	221.98	103,889					
BATHROOMS	2	1.00	HEATING/COOL	9	WARM/CL AIR	1.03	+	WDK	N	WOOD DECK	402	53.93	21,682						
FIXTURES	10	\$18,252	FUEL SOURCE	2	GAS	1.00	G	USF	L	UPPER STORY FIN	988	2002	221.99	219,322					
GARAGE SPACES	1	1.00					H	ENT	N	ENCLOSED ENTRY	12	221.41	2,657						
% BSMT FIN	0	1.00					I	ASH	N	ATT SHED	10	40.18	402	EFF.YR/AGE	2002 / 21				
# 1/2 BATHS	1	1.00					G	GFP	O	GAS FIREPLACE	1	4,301.10	4,301	COND	16	16 %			
# OF UNITS	1	1.00					O	ODS	O	OUTDOOR SHOWER	1	3,322.80	3,323	FUNC	0				
														ECON	0				
														DEPR	16	% GD	84		
														RCNLD					\$899,000