

Key: 1536

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.672

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
KRAHN ROGER A & LOIS E 36 KOGER ROAD TRUMBULL, CT 06611		79-12-0		31 CHAPEL LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KRAHN ROGER A & LOIS E		10/28/2003	Q	490,000	17855-045
MULLEE MICHAEL A & THERES		01/21/1981	XX	16,000	3046-356

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	%
437	07/18/2002	7	ALTERATIONS	4,000			100	100
398	07/24/1998	3	OUT BUILDING	1,050			100	100

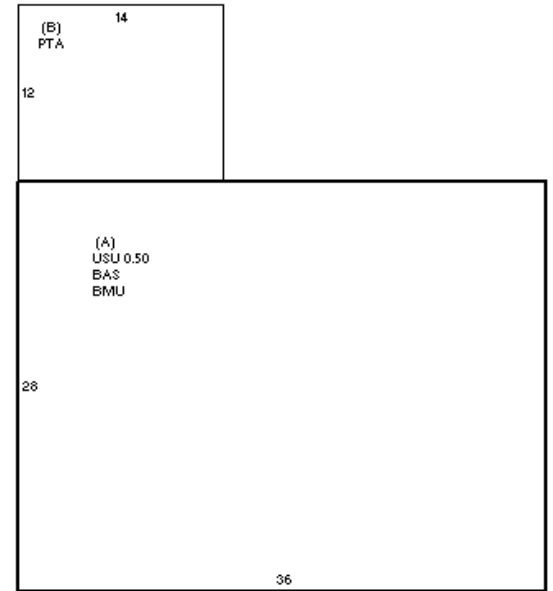
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	17,514 5	1.00	A	1.00	A	1.00	767,200	2.47	A	1.00	R12 3.50	761,320

TOTAL	17,514 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	N O T E	SURVEY FOR F/Y 06 Plan Book 589/3			LAND	761,300	574,600
St Ind	AVERAGE		BUILDING	273,800	262,000			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
			TOTAL	1,036,300	837,800			

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



BUILDING	CD	ADJ	DESC	MEASURE	11/6/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/6/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/5/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,008	DETAIL ADJ	1.000
\$NLA(RCN)	\$372	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,978	
GARAGE SPACES	0	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
A	BMU	N	BSMT UNFINISHED	1,008		57.59	58,053
A	BAS	L	BASE AREA	1,008	1980	266.52	268,648
A	USU	N	UPPER STORY UNF	504		57.56	29,010
B	PTA	N	PATIO	168		15.41	2,589
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	375,095
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1980 / 43
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$273,800