

Key: 169

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 180

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
180RHR LLC 94 LOWER ROAD GUILFORD, CT 06437				49-80-0				180 ROBBINS HILL ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
180RHR LLC				03/29/2019	B		(218971)					
OAKES RYAN & EMILY				04/27/2018	QS	1,500,000	(216026)					
HUGHES JAMES E & THERESA				02/27/1986	XX		(105465)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,323	2	1.00	A	1,468,640	2.10	A	1.00	BVG	6.70	1,513,020

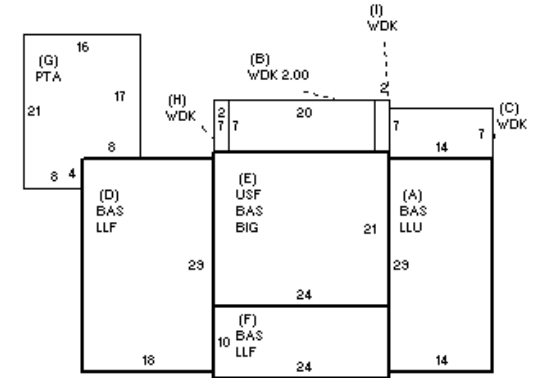
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
321	04/13/2022	7	ALTERATIONS	14,250	02/17/2023	TCK	100	100
86	01/30/2019	7	ALTERATIONS	150,000	07/06/2020	NF	100	100
	04/27/2018	15	SALE REVIEW	1,500,000	03/18/2019	JMG	100	100
729	08/11/2016	3	OUT BUILDING	11,880	01/27/2017	NF	100	100
500	10/02/1996	7	ALTERATIONS	1			100	100

DE
TACH
ED

TOTAL	21,323 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE				LAND	1,513,000	1,427,400
St Ind	AVERAGE		LAND	873,000	833,800			
Infl	AVERAGE		DETACHED	4,300	4,300			
			OTHER	0	0			
						TOTAL	2,390,300	2,265,500

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	12X16	2016	192	24.92 4,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/2/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/2/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/27/2023	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	1990	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	948,931		
NET AREA	2,938	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	406		120.70	49,005	CONDITION ELEM	CD		
\$NLA(RCN)	\$323	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,672	1990	319.78	534,678	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	406		52.97	21,507	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	LLF	L	LOWER LEVEL FIN	762	1990	178.44	135,974	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	E	BIG	N	BUILT-IN GARAGE	504		67.26	33,897	BATHS	V		
				INT FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	504	1990	250.98	126,493	HEAT/ELEC	A		
				HEATING/COOL	9	WARM/CL AIR	1.03	G	PTA	N	PATIO	304		18.27	5,553				
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		13,717.60	13,718				
									ODS	O	OUTDOOR SHOWER	1		3,263.50	3,264				
				CAPACITY		UNITS	ADJ											EFF.YR/AGE	2015 / 8
STORIES		1.75	1.00											COND	8 8 %				
ROOMS		6	1.00											FUNC	0				
BEDROOMS		3	1.00											ECON	0				
BATHROOMS		4	1.00											DEPR	8 % GD 92				
FIXTURES		14	\$24,843											RCNLD	\$873,000				
GARAGE SPACES		2	1.00																
% BSMT FIN		0	1.00																
# 1/2 BATHS		1	1.00																
# OF UNITS		1	1.00																