Key: 1691

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,824

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SULLIVAN THOMAS M &	78-78-0	39 BITTERSWEET DRIVE
SULLIVAN CATHERINE A		
28 BERLDALE AVENUE		
BERLIN, CT 06037		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SULLIVAN THOMAS M &	07/20/1998	QS	147,000	11582-137
BRODEUR ARTHUR D & GERALD	10/18/1990	QS	126,000	7328-161

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	%
24-427	05/29/2024	3	OUT BUILDING	108,200			0	0
765	12/16/2004	2	ADD	70,000	04/25/2005	JB	100	100
318	06/14/1999	3	OUT BUILDING	1,428			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,620	5 1.00	5-A 1.00	A 1.00	372,640	1.72	A 1.00	R07 1.70			406,090

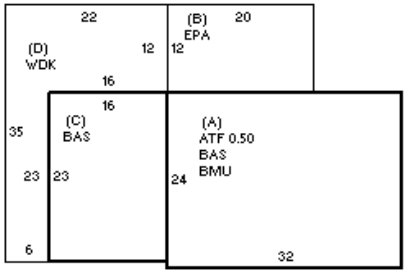
TOTAL	27,620 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE			
St Ind	CATHEDRAL RD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	406,100	383,100
BUILDING	298,800	282,000
DETACHED	2,300	2,300
OTHER	0	0
TOTAL	**707,200**	**667,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X10	1999	80	22.01	1,400
PTD	A 1.00	30 0.70	14' ROUND		154	8.55	900

PHOTO 11/17/2020



BLDG COMMENTS

2 SKYLIGHTS

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	11/17/2020	NF
LIST	11/17/2020	EST
REVIEW	1/8/2021	MR

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,136	DETAIL ADJ	1.000
$NLA(RCN)	$346	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,783
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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		60.43	46,414
A	BAS	L	BASE AREA	768	1976	246.28	189,141
A	ATF	N	ATTIC FINISH	384		74.69	28,681
B	EPA	N	ENCLOSED PORCH	240		70.28	16,866
C	BAS	L	BASE AREA	368	2004	246.28	90,630
D	WDK	N	WOOD DECK	402		38.02	15,285
	ODS	O	OUTDOOR SHOWER	1		2,342.60	2,343

TOTAL RCN	393,143

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

EFF.YR/AGE	1985 / 38		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD	$298,800		