Key: 1703

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,835

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HISSEY WILLIAM H & JANET B TRUSTEES HISSEY FAMILY NOM TR 9 CREST ROAD OXFORD, CT 06478	68-71-0	111 POINT OF ROCKS ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HISSEY WILLIAM H & JANET	03/31/1999	F	1	12165-020
HISSEY WILLIAM H & JANET	09/19/1979	XX		2985-2

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

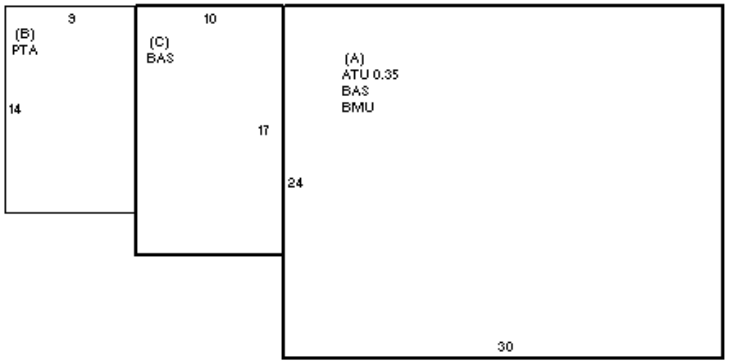
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
858	09/30/2019	7	ALTERATIONS	4,000	07/10/2020	NF	100	100
838	10/20/2017	7	ALTERATIONS	12,000	04/17/2018	NF	100	100
267	05/21/1998	7	ALTERATIONS	1,800	09/14/2007	RJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,928	5 1.00	5-A 1.00	A 1.00	416,480	1.70	A 1.00	R10 1.90			455,220

TOTAL	27,928 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE			
St Ind	CATHEDRAL RD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	455,200	429,500
BUILDING	180,000	169,900
DETACHED	800	800
OTHER	0	0
TOTAL	**636,000**	**600,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X6		48	22.94	800

PHOTO 11/11/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/11/2020	NF
LIST	10/5/2007	JH
REVIEW	1/6/2021	MR

BLDG COMMENTS

PULL-DOWN STAIRS TO ATTIC

YEAR BLT	1945	SIZE ADJ	1.000
NET AREA	890	DETAIL ADJ	1.000
$NLA(RCN)	$326	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.35	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,510
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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		56.07	40,373
A	ATU	N	ATTIC UNF	252		48.06	12,111
B	PTA	N	PATIO	126		14.31	1,803
+	BAS	L	BASE AREA	890	1945	248.47	221,140
	F21	O	FPL 2S 1OP	1		9,135.90	9,136
	ODS	O	OUTDOOR SHOWER	1		2,173.50	2,174

TOTAL RCN 290,246

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

EFF.YR/AGE 1957 / 66

COND	38	38 %	
FUNC	0		
ECON	0		
DEPR	38	% GD	62

RCNLD $180,000