

Key: 1718

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.850

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
FOWLER LARAE M & KENNETH R 255 DENISON HILL ROAD NORTH STONINGTON, CT 06359				68-51-0				41 OLD NORTH ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FOWLER LARAE M & KENNETH				12/10/2012	U	369,900		26934-64			
MCCLINTON BARBARA DEMARIA				11/10/2009	H	1 24154-215					
DEMARIA DONNA				11/16/1979	XX	38,000		3016-216			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP 485	11/24/1992	12	CYCLICAL NON OTHER	2,000	09/13/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	17,000	5	1.00	5-A	1.00	A	1.00	416,480	2.53	A	1.00	R10	1.90		411,940

TOTAL	17,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
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Nbhd	NBHD 5	NOTE	LAND	411,900	388,600
St Ind	CATHEDRAL RD		BUILDING	135,400	127,800
Infl	AVERAGE		DETACHED	0	0
			OTHER	26,900	25,400
			TOTAL	574,200	541,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/3/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/3/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	1/5/2021	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

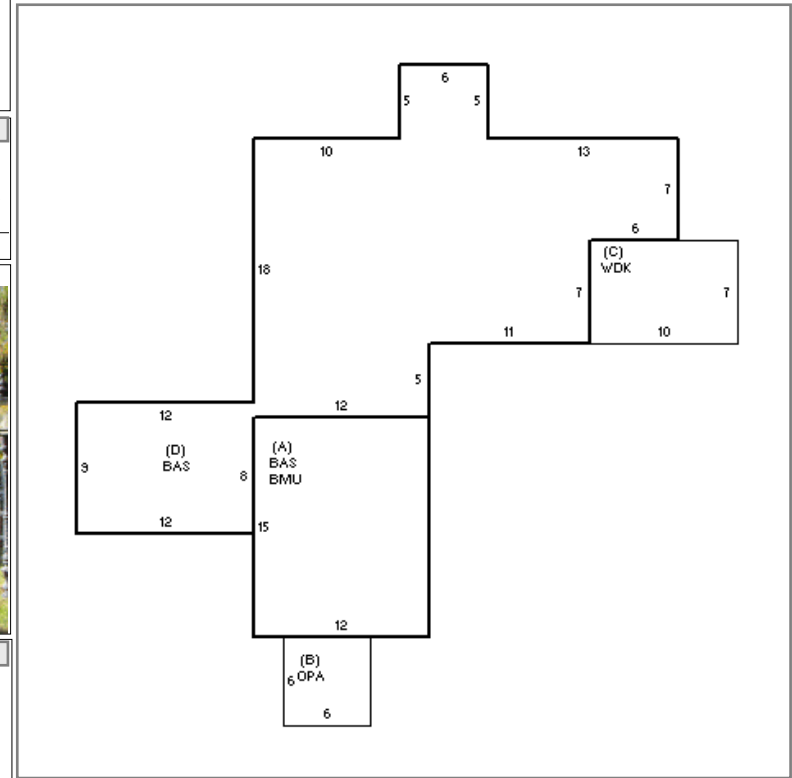
YEAR BLT	1945	SIZE ADJ	1.000
NET AREA	742	DETAIL ADJ	1.000
\$NLA(RCN)	\$304	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$3,686
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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	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	180		63.17	11,370
B	OPA	N	OPEN PORCH	36		47.25	1,701
C	WDK	N	WOOD DECK	70		37.04	2,593
+	BAS	L	BASE AREA	742	1945	274.87	203,956
	ODS	O	OUTDOOR SHOWER	1		2,282.20	2,282

TOTAL RCN	225,588
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1945 / 78
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$135,400



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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

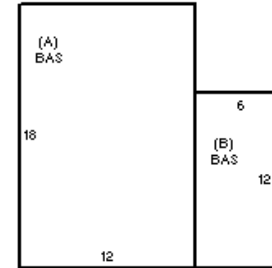
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	26,900	
St Ind		BUILDING			
Infl		DETACHED			
		OTHER			
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/03/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/3/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	1/5/2021	MR
QUALITY	M	0.55	MINIMAL [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	288	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	288	1945	148.86	42,872
\$NLA(RCN)	\$156	OVERALL	0.900	EXT COVER	2	CLAPBOARD	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	13	NONE	0.90								
				FUEL SOURCE	8	NONE	0.95								

TOTAL RCN	44.803	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1945 / 78	
COND	40	40 %
FUNC	0	
ECON	0	
DEPR	40	% GD 60
RCNLD	\$26,900	