Key: 229

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 242

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRANCIS BARBARA I **C/O DAVID FRANCIS** **17 GRACEY ROAD** **CANTON, CT 06019**	**49-62-0**	**26 GLADYS LANE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRANCIS BARBARA I	02/05/2004	A	1	18192-204
FRANCIS PAUL W JR & BARBA	05/29/1970	A		1473-720

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	%
NP		12	CYCLICAL NON		08/21/2007	JH	100	100
450	07/25/2002	5	OTHER	10,000	03/28/2003	TN	100	100
616	10/22/2001	1	NEW CONSTRUC	250,000	03/28/2003	TN	100	100
612	10/18/2001	6	DEMO	30,000	03/28/2003	TN	100	100

LAND

CD	T	AC/SF/UN	Nbhd		St Ind		Infl		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	12,225	2	1.00	A	1.00	A	1.00	767,200	3.36	A	1.00	R12	3.50			723,750

TOTAL	12,225 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 2
St Ind	AVERAGE
Infl	AVERAGE

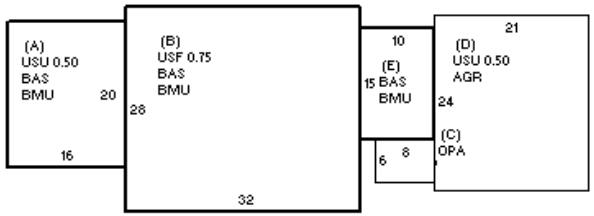
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	723,800	546,300
BUILDING	671,300	641,500
DETACHED	0	0
OTHER	0	0
TOTAL	**1,395,100**	**1,187,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/23/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/23/2018	NF
LIST	3/23/2018	EST
REVIEW	12/20/2019	MR

YEAR BLT	2002	SIZE ADJ	1.000
NET AREA	2,038	DETAIL ADJ	1.000
$NLA(RCN)	$392	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$13,790
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,366		72.05	98,425
+	BAS	L	BASE AREA	1,366	2002	326.86	446,489
+	USU	N	UPPER STORY UNF	412		74.83	30,828
B	USF	L	UPPER STORY FIN	672	2002	243.78	163,822
C	OPA	N	OPEN PORCH	48		66.30	3,182
D	AGR	N	ATT GARAGE	504		51.44	25,923
	F21	O	FPL 2S 1OP	1		13,460.20	13,460
	ODS	O	OUTDOOR SHOWER	1		3,202.30	3,202

TOTAL RCN	799,123

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

EFF.YR/AGE	2002 / 21

COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84

RCNLD	$671,300