Key: 2455

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,611

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ARMELL JESSE IV &	5-31-0	118 PINE RIDGE ROAD
ARMELL SHEA & ARMELL KAITLIN		
629 WYASSUP ROAD		
NORTH STONINGTON, CT 06359		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ARMELL JESSE IV &	06/14/2018	V	335,000	(216436)
BENTON CYNTHIA J TRUSTEE	03/08/2016	F	1	(208930)
BENTON CYNTHIA J	08/27/2010	V	445,000	(192282)

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

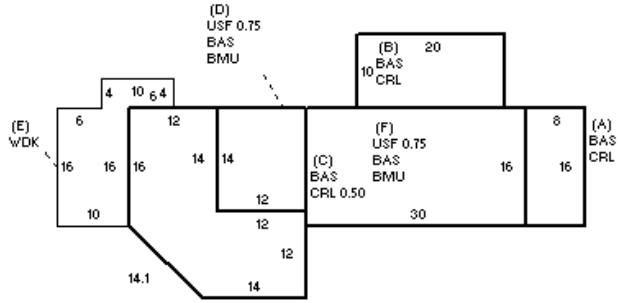
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
234	05/09/2005	7	ALTERATIONS	12,500			100	100
557	09/20/2994	5	OTHER	19,800	01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,400	12 1.00	A 1.00	A 1.00	252,080	1.35	A 1.00	R06 1.15			300,530

TOTAL	38,400 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	300,500	283,500
BUILDING	147,500	145,600
DETACHED	15,400	15,300
OTHER	0	0
TOTAL	463,400	444,400



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G 1.20	10 0.90	22X20		440	36.18	14,300
SHF	A 1.00	30 0.70	4X18		72	22.01	1,100

PHOTO 07/16/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPOR [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/8/2018	NF
LIST	2/25/2008	JH
REVIEW	7/22/2020	MR

BLDG COMMENTS

3/2018-SEVERE WATER DAMAGE - INTERIOR GUTTED TO STUDS (50% CONDITION ADJUSTMENT TO BLDG)
GENERATOR

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,868	DETAIL ADJ	1.000
$NLA(RCN)	$359	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$13,520
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	128		39.48	5,053
+	BAS	L	BASE AREA	976	1974	320.45	312,759
B	CRL	N	BSMT CRAWL	200		39.47	7,895
C	CRL	N	BSMT CRAWL	203		39.47	8,013
C	BAS	L	BASE AREA	406	1974	320.45	130,103
+	BMU	N	BSMT UNFINISHED	648		81.00	52,485
+	USF	L	UPPER STORY FIN	486	1974	241.44	117,341
E	WDK	N	WOOD DECK	200		50.96	10,192
	F11	O	FPL 1S 1OP	1		9,928.10	9,928
	ODS	O	OUTDOOR SHOWER	1		3,139.50	3,140

TOTAL RCN	670,428
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	50 CONDITION
ECON	0
DEPR	78 % GD 22
RCNLD	$147,500