**Key: 2482**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,639

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| SOTTILE GREGORY M TRUSTEE<br>THE SOTTILE FAMILY IRREV TRUST<br>C/O GREGORY SOTTILE<br>27 OLD TOWN ROAD<br>HARTLAND, CT 06027 | 5-11-0 | 120 WILDWOOD ROAD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| SOTTILE GREGORY M TRUSTE | 12/05/2008 | F | 10 | 23297-160 |
| SOTTILE MARIO A JR & JANE | 11/26/1974 | XX | 8,250 | 2124-208 |

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

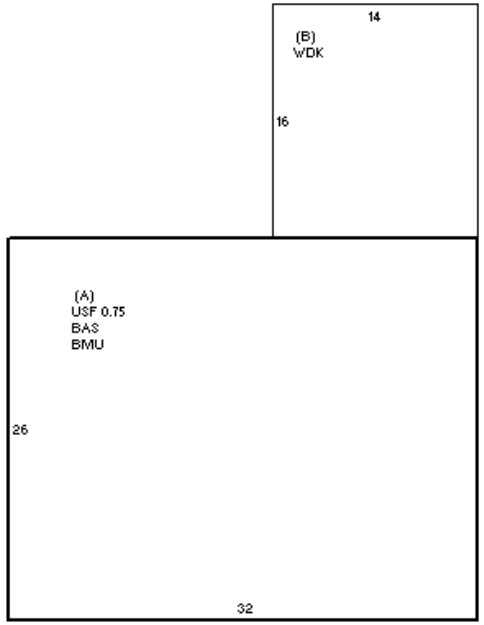
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| NP | | 12 | CYCLICAL NON | | 02/07/2008 | JH | 100 | 100 |
| 227 | 07/13/1990 | 2 | ADD | 800 | 04/08/1991 | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 24,030 | 12 1.00 | A 1.00 | A 1.00 | 219,200 | 1.91 | A 1.00 | R03 1.00 | | | 231,080 |

| TOTAL | 24,030 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 12 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 231,100 | 218,000 |
| BUILDING | 301,600 | 284,900 |
| DETACHED | 3,200 | 3,100 |
| OTHER | 0 | 0 |
| TOTAL | **535,900** | **506,000** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 20 0.80 | 12X12 | | 144 | 21.39 | 2,500 |
| OPA | A 1.00 | 20 0.80 | 4X12 | | 48 | 18.50 | 700 |

PHOTO 01/30/2018

BLDG COMMENTS

## 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 | 1/30/2018 | NF |
|---|---|---|
| LIST | 1/30/2018 | EST |
| REVIEW | 11/7/2018 | TD |

| YEAR BLT | 1981 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,456 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $280 | OVERALL | 0.970 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $7,566 |
| 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 | 832 | | 57.23 | 47,615 |
| A | BAS | L | BASE AREA | 832 | 1981 | 267.80 | 222,808 |
| A | USF | L | UPPER STORY FIN | 624 | 1981 | 178.33 | 111,279 |
| B | WDK | N | WOOD DECK | 224 | | 38.03 | 8,518 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,846.50 | 9,847 |

| TOTAL RCN | 407,633 |
|---|---|

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

| EFF.YR/AGE | 1981 / 42 | |
|---|---|---|
| COND | 26 | 26 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 26 | % GD 74 |
| RCNLD | | $301,600 |