

Key: 279

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 291

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
CROCITTO NICHOLAS R & ELIZABETH R 90 POND ROAD WILTON, CT 06897-3225						57-3-279			11 OYSTER LEAF LANE			
TRANSFER HISTORY						DOS	T	SALE PRICE		BK-PG (Cert)		
CROCITTO NICHOLAS R & ELI						10/07/2013	QS	533,000		(C148-29)		
BUDNIK MARIANNE &						10/12/2010	QS	522,500		(C148-29)		
CZARNY ROBERT J & JOANN						09/03/1999	QS	289,000		(777,806)		

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1020	100	CONDOMINIUM					1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

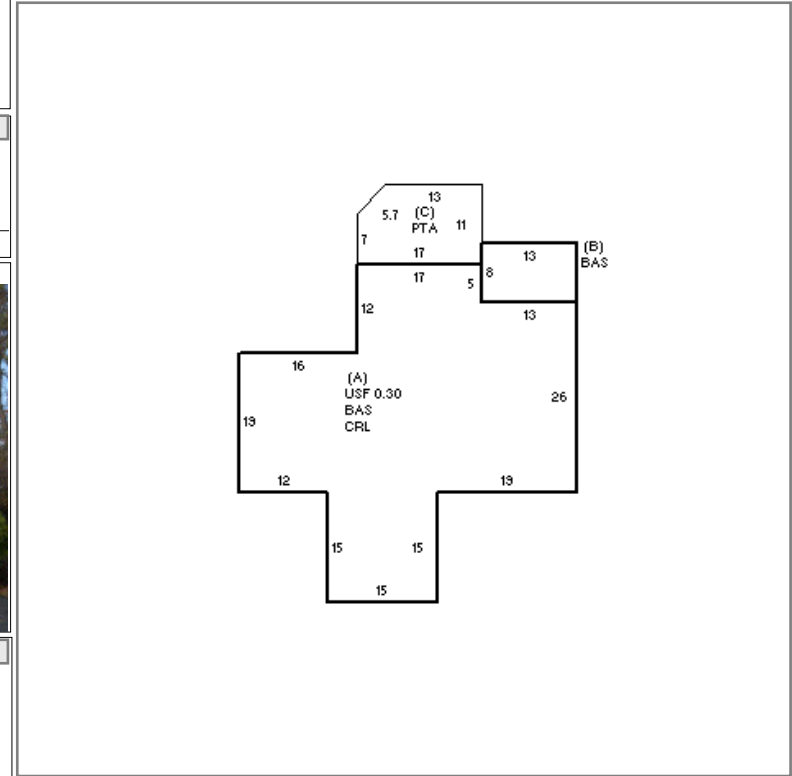
LAND

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

TOTAL	SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	917,400	866,100
						DETACHED	8,700	8,700
						OTHER	0	0
						TOTAL	926,100	874,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	1985	264	36.79	8,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/4/2008	SAM
MODEL	10		CONDO RES	LIST	12/4/2008	EST
STYLE	5	1.00	TRIPLEX [100%]	REVIEW	1/1/1995	RD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS
FY12 - USF ADDED PER MLS (ESTIMATED)

BUILDING

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,916	DETAIL ADJ	2.020
\$NLA(RCN)	\$509	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHS	2	1.00	
HALF BATHS	0	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	1.3	1.00	
FIXTURES	6	\$7,800	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	4	SEARS POINT	2.00
STYLE	20	04-SANDPIPER	1.00
VIEW/LOC	1	NONE	1.00
HVAC	9	WARM/CL AIR	1.01
END/MIDDLE	2	MIDDLE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL	1,394		17.60	24,534
A	USF	L	UPPER STORY	418	1985	489.60	204,651
+	BAS	L	BASE AREA	1,498	1985	489.60	733,415
C	PTA	N	PATIO	179		12.90	2,309

TOTAL RCN	976,009
CONDITION ELEM	CD
INTERIOR	G
KITCHEN	G
BATHS	G
EXTERIOR	A
EFF.YR/AGE	2003 / 20
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$917,400