

Key: 328

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 342

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
FENTON JULIE A & GIARDINO JEAN F & LABREE SHEPARD E TRUSTEES		58-47-0		98 THE TIDES COURT	
30 POWDER HORN HILL BROOKFIELD, CT 06804		TRANSFER HISTORY		DOS	T
		FENTON JULIE A & GIARDINO		06/28/2018	A
		LABREE RAYMOND E & BARBAR		06/13/1978	XX
SALE PRICE	BK-PG (Cert)				
10	31370-233				
38,000	2725-312				

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 %
133	04/21/2009	2	ADD	45,000	04/12/2010	JH	100 100
678	10/18/2007	7	ALTERATIONS	5,000	07/21/2008	DHT	100 100
501	09/06/2005	7	ALTERATIONS	8,000			100 100

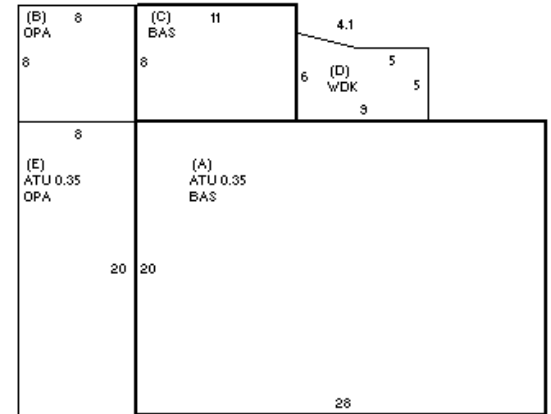
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,330 4	1.00	A	1.00	A	1.00	1,972,800	4.74	A	1.00	BV+ 9.00	1,788,810

TOTAL	8,330 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	N O T E	Divided for F/Y 2006 -- Small portion made into Lot 2 on Plan Book 589/98 and sold to abutter -- This is now Lot 1 on new plan			LAND	1,788,800	1,687,600
St Ind	AVERAGE		BUILDING	102,000	96,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,890,800	1,783,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/16/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/16/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	1/19/2021	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	648	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	560	1930	196.34	109,949
\$NLA(RCN)	\$238	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	A	ATU	N	ATTIC UNF	196		36.04	7,065
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	224		33.75	7,560
				ROOF COVER	1	ASPH/CMP SH	1.00	C	BAS	L	BASE AREA	88	2009	196.34	17,278
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	47		26.46	1,243
				INT FINISH	2	DRYWALL	1.00	E	ATU	N	ATTIC UNF	56		36.04	2,018
				HEATING/COOL	13	NONE	0.90	F11	O	FPL 1S IOP	1		5,155.00	5,155	
				FUEL SOURCE	8	NONE	0.95	ODS	O	OUTDOOR SHOWER	1		1,630.10	1,630	

TOTAL RCN	154,531	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	A
		KITCHEN	G
		BATHS	G
		HEAT/ELEC	A
EFF.YR/AGE	1965 / 58	COND	34 34 %
		FUNC	0
		ECON	0
		DEPR	34 % GD 66
RCNLD	\$102,000		