

Key: 3389

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.601

LEGAL

LAND

DETACHED

BUILDING

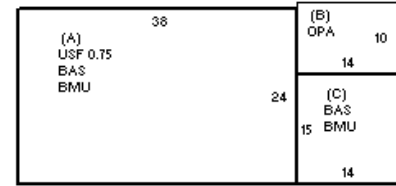
CURRENT OWNER		PARCEL ID		LOCATION	
CARDUCCI MARINO & MARIA 4 FOREST HILL LANE WEST HARTFORD, CT 06117-1114		100-29-0		93 BLUEBERRY POND DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CARDUCCI MARINO & MARIA		07/18/2014	QS	395,000	(203969)
CARROLL JOHN B &		03/19/1999	QS	160,000	(152385)
ALFORD FILBERT W		05/02/1975	XX	50,000	(64354)

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 %
22-914	11/02/2022	7	ALTERATIONS	2,000	05/14/2024	TCK	100 100
49	01/17/2019	7	ALTERATIONS	3,985	07/07/2020	TCK	100 100
		12	CYCLICAL NON		04/08/2013	SF	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,800	13	1.00	13J 1.00 A 1.00	214,268	1.39	15	0.85	R06	1.15	252,210

TOTAL	36,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	T=SLOPE			LAND	252,200	237,900
St Ind	BLUEBERRY POND		LAND	384,200	362,800			
Infl	AVERAGE		DETACHED	12,000	11,900			
			OTHER	0	0			
			TOTAL	648,400	612,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80 22X24		528	28.49	12,000



BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/3/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1967	SIZE ADJ	1.000
NET AREA	1,806	DETAIL ADJ	1.000
\$NLA(RCN)	\$269	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	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	3	W/W CARPET	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
+	BMU	N	BSMT UNFINISHED	1,122		54.77	61,451
+	BAS	L	BASE AREA	1,122	1967	246.28	276,324
A	USF	L	UPPER STORY FIN	684	1967	178.33	121,979
B	OPA	N	OPEN PORCH	140		48.50	6,790
	F21	O	FPL 2S 1OP	1		9,846.50	9,847
	ODS	O	OUTDOOR SHOWER	1		2,342.60	2,343

TOTAL RCN	486,299
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	G
BATHS	V
HEAT/ELEC	A
EFF.YR/AGE	1991 / 32
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$384,200