

Key: 4255

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.466

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
JARZEBOWSKI CONRAD & TSANG ROBERTA 35 KILBOURNE AVENUE NEW BRITAIN, CT 06053						89-1-4255				102-G FLETCHER LANE			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						JARZEBOWSKI CONRAD & TSANG				09/10/2021	QS	260,000	34460-56
VISKOVICH GEORGE & KAUFMA				07/16/2021	R	235,000	34302-345						
PIRES ANTHONY H & DEBRA H				01/22/2010	F	50,000	24320-213						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-578	04/25/2023	7	ALTERATIONS	10,065	05/16/2024	TCK	100	100
23-329	04/24/2023	7	ALTERATIONS	21,075	05/16/2024	TCK	100	100
	09/10/2021	16	MLS REVIEW	260,000	04/27/2022	JMG	100	100
948	11/19/2014	7	ALTERATIONS	3,925	06/08/2015	MW	100	100

LAND

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


  

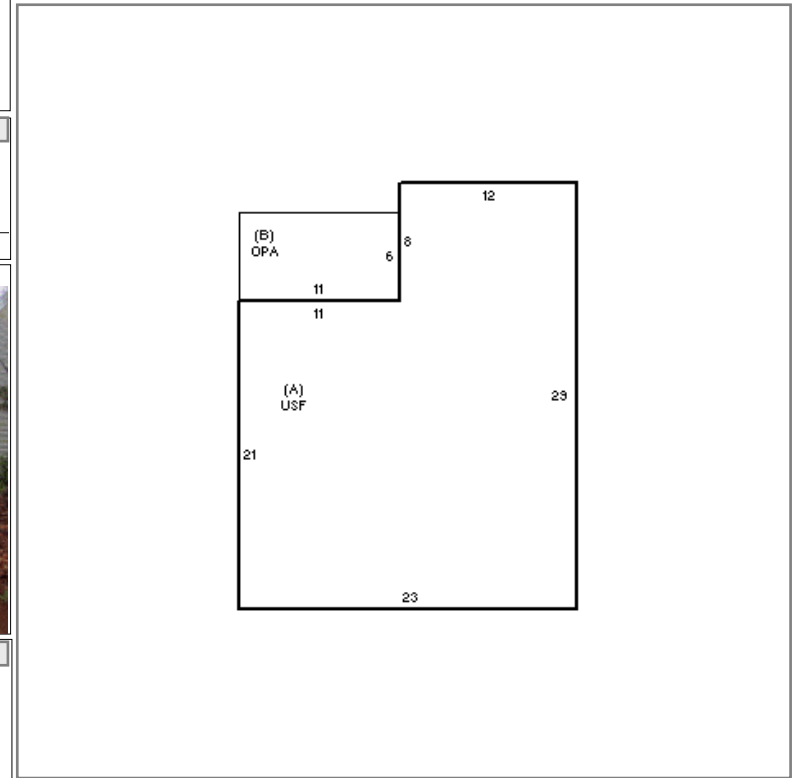
TOTAL	SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
St Ind			BUILDING	262,000	244,300			
Infl			DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>262,000</b>	<b>244,300</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO	06/04/2024
	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/24/2008	SAL
MODEL	10		CONDO RES	LIST	4/24/2008	EST
STYLE	4	1.00	GARDEN [100%]	REVIEW	6/4/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	287,956
NET AREA	579	DETAIL ADJ	1.708	COMPLEX	1	OCEAN EDGE	1.58	A	USF	L	UPPER STORY	579	1987	485.88	281,324		
\$NLA(RCN)	\$497	OVERALL	1.000	STYLE	6	01-FLETCHER	1.03	B	OPA	N	OPEN PORCH	66		41.39	2,732		
				VIEW/LOC	2	GOLF COURSE	1.05										
				HVAC	5	ELECTRIC BB	1.00										
				END/MIDDLE	4	MID OCEAN EDGE	1.00										
CAPACITY		UNITS	ADJ														
ROOMS		3	1.00														
BEDROOMS		1	1.00														
BATHS		1	1.00														
HALF BATHS		0	1.00														
FIREPLACES		0	.00														
% COMMON OWNER		1.02	1.00														
FIXTURES		3	\$3,900														
																CONDITION ELEM	CD
																INTERIOR	A
																KITCHEN	A
																BATHS	G
																EXTERIOR	
																EFF.YR/AGE	1994 / 29
																COND	9 9 %
																FUNC	0
																ECON	0
																DEPR	9 % GD 91
																RCNLD	\$262,000