

Key: 4516

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.727

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
PANICO MARK J & PATRICIA E TRSTEES & PANICO BRAD & MEGAN 110 RENEES WAY GUILFORD, CT 06437		89-1-4516	41 TREVOR LANE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
PANICO MARK J & PATRICIA		04/14/2015	F		28800-267	
PANICO MARK & PATRICIA & DRUMMOND HUGH F & MARY E		02/02/2010	QS	200,000	24344-88	
		03/01/2005	QS	284,000	19573-099	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
552	07/10/2014	7	ALTERATIONS	30,000	06/08/2015	MW	100	100
543	07/07/2014	7	ALTERATIONS	700	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	405,800	378,300			
Infl			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	405,800	378,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/10/2008	SAL
MODEL	10		CONDO RES	LIST	4/10/2008	EST
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	8/7/2008	SEJ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BUILDING

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,032	DETAIL ADJ	1.627
\$NLA(RCN)	\$427	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHS	1	1.00	
HALF BATHS	1	1.00	
FIREPLACES	0	.00	
% COMMON OWNER	1.36	1.00	
FIXTURES	5	\$6,500	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	1	OCEAN EDGE	1.58
STYLE	5	01-TREVOR	1.03
VIEW/LOC	1	NONE	1.00
HVAC	5	ELECTRIC BB	1.00
END/MIDDLE	4	MID OCEAN EDGE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	504	1985	419.88	211,617
B	PTA	N	PATIO	100		12.90	1,290
+	USF	L	UPPER STORY	528	1985	419.88	221,695

TOTAL RCN	441,102
CONDITION ELEM	CD
INTERIOR	G
KITCHEN	G
BATHS	A
EXTERIOR	A
EFF.YR/AGE	1997 / 26
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$405,800

