

Key: 466

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 485

LEGAL

LAND

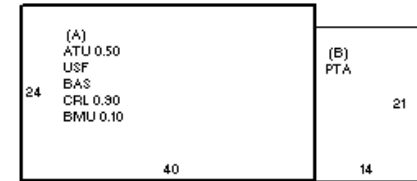
CURRENT OWNER				PARCEL ID				LOCATION					
TURRO EDWARD G & LINDA ANN 4 GRENNAN ROAD WEST HARTFORD, CT 06107				69-35-0				56 PILGRIM PINES LANE					
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)			
TURRO EDWARD G & LINDA AN				11/04/2011		QS		800,000		25817-150			
WALTERS DAVID C & VERONIC				06/24/2005		QS		670,000		19971-265			
BOLES PAUL L & JUDITH KAY				03/06/1987		XX		265,000		5593-273			
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	5	1.00	A	1.00	A	1.00	728,840	1.00	5	0.95 R12 3.50	1,008,630
300	A	0.231	5	1.00	A	1.00	A	1.00	42,000	1.00	A	1.00 R12 3.50	9,700
350	A	0.758	5	1.00	A	1.00	A	1.00	2,100	1.00	A	1.00 TWP 1.00	1,590

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	%
23-831	07/31/2023	7	ALTERATIONS	8,500	04/22/2024	NF	100	100
		14	CYCLICAL GRO		04/18/2018	NF	100	100
873	10/31/2017	5	OTHER	6,250	04/18/2018	NF	100	100
63	01/24/2014	7	ALTERATIONS	2,405	06/15/2015	MW	100	100
545	08/27/2007	3	OUT BUILDING	30,000	03/06/2012	MR	100	100

TOTAL	2.366 Acres				ZONING	RM	FRNT	0			ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5				N O T E Area corrected per surveyor letter with FY 05 abatement app. T=No deeded beach rights, NOT PART OF PILGRIM PINES.	LAND		1,019,900		770,100			
St Ind	AVERAGE					BUILDING		588,000		555,400			
Infl	AVERAGE					DETACHED		21,100		20,900			
					OTHER		0		0				
TOTAL						TOTAL		1,629,000		1,346,400			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
GFL	G	1.20	10 0.90 18X20	2007	360	65.04	21,100	05/17/2024



BUILDING	CD	ADJ	DESC	MEASURE	10/28/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/28/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/17/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	717,080		
NET AREA	1,920	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	96		92.11	8,843	CONDITION ELEM	CD		
\$NLA(RCN)	\$373	OVERALL	1.060	EXT COVER	2	CLAPBOARD	1.00	A	CRL	N	BSMT CRAWL	864		36.93	31,908	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	960	1977	366.85	352,177	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	960	1977	250.76	240,727	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00	A	ATU	N	ATTIC UNF	480		73.59	35,321	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	B	PTA	N	PATIO	294		19.72	5,797	HEAT/ELEC	G		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	F21	O	FPL 2S 1OP	2			13,988.10	27,976				
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1997 / 26
STORIES	2.5	1.00																COND	18 18 %
ROOMS	6	1.00																FUNC	0
BEDROOMS	3	1.00																ECON	0
BATHROOMS	2	1.00																DEPR	18 % GD 82
FIXTURES	8	\$14,331																RCNLD	\$588,000
GARAGE SPACES	0	1.00																	
% BSMT FIN	0	1.00																	
# 1/2 BATHS	1	1.00																	
# OF UNITS	1	1.00																	