**Key: 4671**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,883

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| BENKER ANNETTE C<br>91 CANDLEWOOD ROAD<br>GLASTONBURY, CT 06033 | 100-54-0 | 84 OLD VALLEY ROAD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| BENKER ANNETTE C | 02/27/2009 | QS | 390,000 | (188007) |
| SPENCER KARLENE G | 06/13/2007 | QS | 405,000 | (183358) |
| BENSON-LUNDEN RUTH M & | 01/25/2006 | A | | (179099) |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | | 12 | CYCLICAL NON | | 04/12/2013 | SF | 100 | 100 |
| 685 | 09/10/2012 | 7 | ALTERATIONS | 1,785 | 02/11/2013 | SF | 100 | 100 |
| 182 | 06/27/1991 | 2 | ADD | 700 | 03/01/1992 | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 26,925 | 13 1.00 | 13J 1.00 | A 1.00 | 252,080 | 1.75 | A 1.00 | R06 1.15 | | | 272,880 |

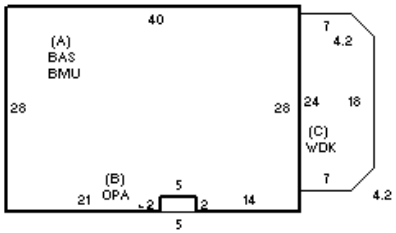
| TOTAL | 26,925 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | | | |
| St Ind | BLUEBERRY POND | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 272,900 | 257,400 |
| BUILDING | 344,500 | 329,100 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **617,400** | **586,500** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 11/30/2020




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 1.00 | RANCH [100%] |
| QUALITY | + | 1.10 | PLUS AVE [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 11/30/2020 | TCK |
| LIST | 11/30/2020 | EST |
| REVIEW | 2/8/2021 | MR |

BLDG COMMENTS

Floor cover is laminate.

| | | | |
|---|---|---|---|
| YEAR BLT | 1988 | SIZE ADJ | 1.000 |
| NET AREA | 1,110 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $349 | OVERALL | 0.950 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $8,151 |
| GARAGE SPACES | 2 | 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 | 6 | OTHER | 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 |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,110 | | 59.00 | 65,494 |
| A | BAS | L | BASE AREA | 1,110 | 1988 | 265.32 | 294,505 |
| B | OPA | N | OPEN PORCH | 10 | | 52.25 | 523 |
| C | WDK | N | WOOD DECK | 231 | | 40.96 | 9,463 |
| | BMG | O | BSMT GARAGE | 2 | | 3,232.70 | 6,465 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,523.70 | 2,524 |

TOTAL RCN 387,124

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | V |
| HEAT/ELEC | A |

EFF.YR/AGE 2011 / 12

| | | | |
|---|---|---|---|
| COND | 11 | 11 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 11 | % GD | 89 |

RCNLD $344,500