

Key: 469

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 489

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WILSON CRAIG D & KATHLEEN H 48 PLEASANT DRIVE CHESHIRE, CT 06410				69-129-0				201 POINT OF ROCKS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILSON CRAIG D & KATHLEEN				10/25/1991	QS	147,000	7728-159				

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	%
801	10/12/2017	7	ALTERATIONS	8,560	04/17/2018	NF	100	100

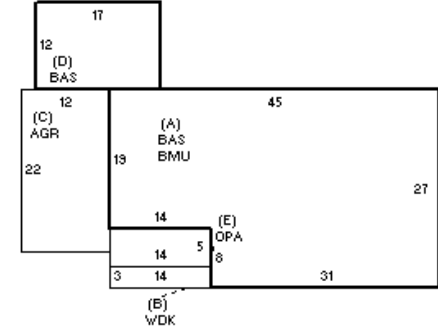
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	21,780	5	1.00	A	1.00	A	1.00	767,200	2.07	A	1.00	R12	3.50				792,290

TOTAL	21,780 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	792,300	598,000
St Ind	AVERAGE		LAND	280,400	268,900			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
			OTHER	0	0			
		TOTAL	1,072,700	866,900				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/23/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/23/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/31/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
INFO @ DOOR 10/23/20

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,307	DETAIL ADJ	1.000
\$NLA(RCN)	\$330	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$8,034	
GARAGE SPACES	1	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,103		58.16	64,147
EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	42		40.37	1,695
ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	264		44.39	11,719
ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,307	1960	253.90	331,841
FLOOR COVER	2	SOFTWOOD	1.00	E	OPA	N	OPEN PORCH	70		51.50	3,605
INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,866.10	7,866
HEATING/COOL	9	WARM/CL AIR	1.03		ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	431,396	
CONDITION ELEM		CD
EXTERIOR		G
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE	1963 / 60	
COND	35	35 %
FUNC	0	
ECON	0	
DEPR	35	% GD 65
RCNLD	\$280,400	