Key: 4806

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,022

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SIERAKOWSKI CHRISTOPHER J &	125-83-0	73 LOCUST LANE
SIERAKOWSKI DAYNA L		
72 FLORIDA HILL ROAD		
RIDGEFIELD, CT 06877		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SIERAKOWSKI CHRISTOPHER J	09/27/2013	QS	414,000	27723-28
BOYCE GRETA	09/27/2013	DC		1403-550
BOYCE ARTHUR & GRETA	06/07/1968	XX		1403-550

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

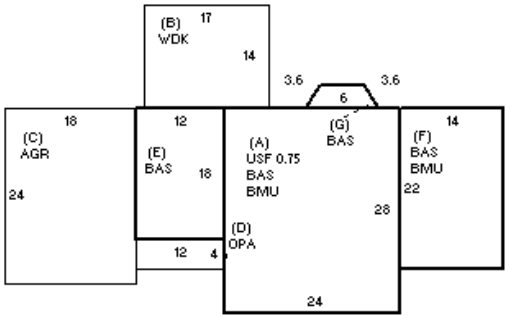
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
674	09/06/2022	7	ALTERATIONS	43,775	03/16/2023	TCK	100	100
100	01/29/2021	7	ALTERATIONS	29,830	05/13/2022	TCK	100	100
NP		12	CYCLICAL NON		02/08/2007	JH	100	100
23	01/21/1993	5	OTHER	6,000			100	100
24	01/21/1993	5	OTHER	3,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,170	9 1.00	9-A 1.00	A 1.00	241,120	2.79	A 1.00	R06 1.10			233,960

TOTAL	15,170 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 9	NOTE			
St Ind	ROBINWOOD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	234,000	220,700
BUILDING	548,600	518,200
DETACHED	0	0
OTHER	0	0
TOTAL	**782,600**	**738,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/16/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/28/2019	NF
LIST	7/19/2019	NF
REVIEW	4/4/2023	EMZ

BLDG COMMENTS

HATCH TO ATTIC

YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	1,724	DETAIL ADJ	1.000
$NLA(RCN)	$362	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$12,854
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	980		72.92	71,466
A	USF	L	UPPER STORY FIN	504	1993	229.56	115,696
B	WDK	N	WOOD DECK	238		48.45	11,532
C	AGR	N	ATT GARAGE	432		50.08	21,633
D	OPA	N	OPEN PORCH	48		61.80	2,966
+	BAS	L	BASE AREA	1,220	1993	304.67	371,702
	F21	O	FPL 2S 1OP	1		12,546.60	12,547
	ODS	O	OUTDOOR SHOWER	1		2,984.90	2,985

TOTAL RCN	623,380
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	V
HEAT/ELEC	A

EFF.YR/AGE	2009 / 14	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$548,600