

Key: 4818

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.034

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| KING THOMAS & ZOFIA 23 OAK RIDGE DRIVE MIDDLETOWN, CT 06457 | | | | 125-27-0 | | | | 202 HOLLY AVENUE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| KING THOMAS & ZOFIA | | | | 12/18/2015 | QS | 430,000 | 29346-62 | | | | |
| RITCHIE EDMUND H & MARIE | | | | 03/24/2000 | N | 180,000 | 12901-322 | | | | |
| RICHIE EDMUND H & MARIE E | | | | 10/05/1999 | QS | 180,000 | 12584-128 | | | | |

| 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 | % |
| 341 | 04/22/2022 | 7 | ALTERATIONS | 122,146 | 03/13/2023 | TCK | 100 | 100 |
| 653 | 09/29/2020 | 7 | ALTERATIONS | 14,600 | 12/09/2020 | NF | 100 | 100 |
| 399 | 05/03/2016 | 7 | ALTERATIONS | 15,000 | 02/21/2017 | NF | 100 | 100 |

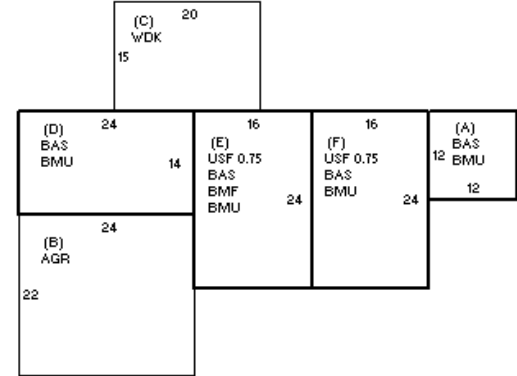
LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|
| 100 | S | 20,070 | 9 | 1.00 | 9-A | 1.00 | A | 1.00 | | | 241,120 | 245,210 |

| TOTAL | 20,070 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | NBHD 9 | NOTE | | | | LAND | 245,200 | 231,300 |
| St Ind | ROBINWOOD | | BUILDING | 444,100 | 419,700 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 689,300 | 651,000 |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/18/2017 | NF |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/18/2017 | NF |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 4/3/2023 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| BMF=FR/BATH |

| YEAR BLT | 1969 | SIZE ADJ | 1.000 |
|---------------|-------|------------|----------|
| NET AREA | 1,824 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$312 | OVERALL | 1.020 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 7 | 1.00 |
| BEDROOMS | | 4 | 1.00 |
| BATHROOMS | | 4 | 1.00 |
| FIXTURES | | 12 | \$15,912 |
| GARAGE SPACES | | 0 | 1.00 |
| % BSMT FIN | | 25 | 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 | + | BMU | N | BSMT UNFINISHED | 1,248 | | 55.43 | 69,171 |
| EXT COVER | 1 | WD SHINGLE | 1.00 | + | BAS | L | BASE AREA | 1,248 | 1969 | 251.43 | 313,785 |
| ROOF SHAPE | 1 | GABLE | 1.00 | B | AGR | N | ATT GARAGE | 528 | | 39.57 | 20,891 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 | C | WDK | N | WOOD DECK | 300 | | 39.98 | 11,995 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 | E | BMF | N | BSMT FINISH | 384 | | 41.14 | 15,799 |
| INT FINISH | 2 | DRYWALL | 1.00 | + | USF | L | UPPER STORY FIN | 576 | 1969 | 189.44 | 109,117 |
| HEATING/COOL | 2 | HOT WATER | 1.00 | | F22 | O | FPL 2S 2OP | 1 | | 12,721.40 | 12,721 |
| FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |

| TOTAL RCN | 569,390 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | V |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT/ELEC | A |
| EFF.YR/AGE | 1989 / 34 |
| COND | 22 22 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 22 % GD 78 |
| RCNLD | \$444,100 |