

Key: 4825

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.041

LEGAL

LAND

DETACHED

BUILDING

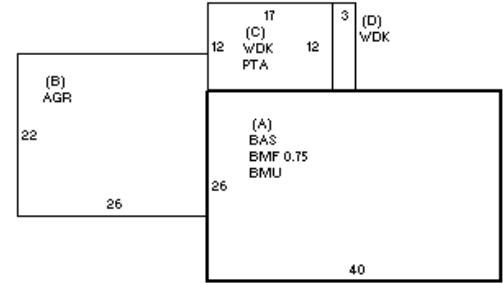
CURRENT OWNER			PARCEL ID			LOCATION		
BATCHELOR CONSTANCE PERRIER			125-31-0			43 HICKORY LANE		
109 FOREST STREET			TRANSFER HISTORY			DOS	T	SALE PRICE
APT 11			BATCHELOR CONSTANCE PERRI			12/06/2021	F	1 34722-332
NEW CANAAN, CT 06840			BATCHELOR STEVEN J & CONS			05/23/1996	QS	129,900 10217-23

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 %
NP 534	09/13/2000	12	CYCLICAL NON ALTERATIONS	6,400	02/05/2007	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,120 9	1.00 9-A	1.00 A	1.00	241,120	2.79 A	1.00 R06	1.10			233,900

TOTAL	15,120 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE	LAND	233,900	220,700			
St Ind	ROBINWOOD		BUILDING	278,800	263,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		512,700	484,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/23/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/22/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	1/6/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	1.000
\$NLA(RCN)	\$388	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,800	
GARAGE SPACES	2	1.00	
% BSMT FIN	75	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	1,040		56.46	58,722
EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	780		37.59	29,323
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,040	1971	261.29	271,742
ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	572		37.93	21,695
FLOOR COVER	3	W/W CARPET	1.00	C	PTA	N	PATIO	204		14.31	2,919
INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	240		39.20	9,408
HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	404.024
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1971 / 52
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$278,800