

Key: 4916

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.137

LEGAL

LAND

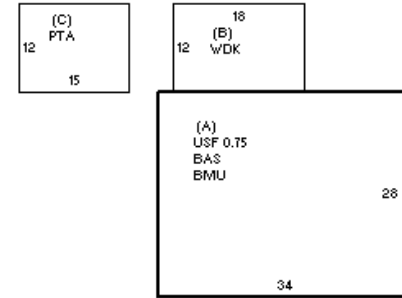
CURRENT OWNER				PARCEL ID				LOCATION							
FAUSTINI MARIO & LYNDA 10 WILBAR DRIVE STRATFORD, CT 06614				138-63-0				10 MAYFLOWER CIRCLE							
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)					
FAUSTINI MARIO & LYNDA				09/28/2021		QS		654,000		34515-2					
EYESTONE JEFFREY V & BELI				08/04/2014		F		28305-131							
EYESTONE JEFFREY V				05/30/2003		N		232,000		17006-282					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	16,700	9	1.00	A	1.00	A	1.00	241,120	2.57	A	1.00	R05	1.10	237,760
350	A	0.677	9	1.00	A	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00	1,420

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	%
695		18	OWNER REQUES		08/11/2021	JMG	100	100
NP	09/11/2015	7	ALTERATIONS	5,465	04/15/2016	WFF	100	100
615	11/03/1997	12	CYCLICAL NON		01/25/2007	JH	100	100
384	07/10/1997	5	OTHER	10,500	07/22/1999	JB	100	100
		5	OTHER	4,000	07/22/1999	JB	100	100

TOTAL	1.060 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	N O T E	WET LANDS			LAND	239,200	225,700
St Ind	AVERAGE		BUILDING	478,800	452,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>718,000</b>	<b>678,000</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/11/2021	JMG
MODEL	1		RESIDENTIAL	LIST	8/11/2021	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	8/11/2021	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	952		66.85	63,638
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	952	1997	301.63	287,149
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	714	1997	208.30	148,726
ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	216		44.41	9,593
FLOOR COVER	1	HARDWOOD	1.00	C	PTA	N	PATIO	180		17.11	3,081
INT FINISH	2	DRYWALL	1.00	BMG	O	O	BSMT GARAGE	1		5,038.50	5,039
HEATING/COOL	15	HTWT+DCTLS AC	1.01	F21	O	O	FPL 2S 1OP	1		11,501.10	11,501
FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		3,541.80	3,542

BUILDING

BLDG COMMENTS
HATCH TO ATTIC

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	1,666	DETAIL ADJ	1.000
\$NLA(RCN)	\$327	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	\$11,783
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

TOTAL RCN	544.051
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2009 / 14
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88

RCNLD	\$478,800
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