

Key: 5060

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.285

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HIRTLE PATRICIA G 5 NUTMEG CIRCLE WETHERSFIELD, CT 06109		124-10-0		475 HOLLY AVENUE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HIRTLE PATRICIA G		10/02/2018	F		31571-241
HIRTLE ROBERT L JR &		05/04/1992	QS	145,000	8002-309

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 %
174	05/08/2009	7	ALTERATIONS	9,500	04/27/2010	JH	100 100
293	06/01/2004	2	ADD	38,000	05/09/2005	JB	100 100
534	09/16/1999	2	ADD	28,400	03/08/2000	LB	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,257	9	1.00	9-A	1.00	A	1.00	241,120	2.77	A	1.00	R06	1.10			234,060

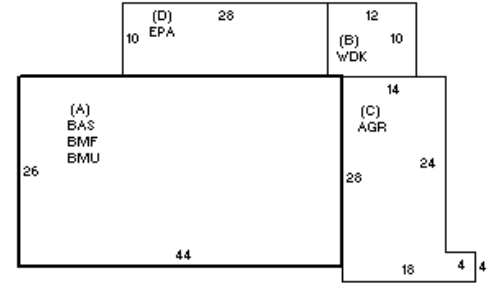
TOTAL	15,257 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	234,100	220,800
St Ind	ROBINWOOD		BUILDING	364,900	344,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	599,000	565,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/17/2019
									

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/17/2019	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	1/2/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	480,162
NET AREA	1,144	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,144		59.29	67,824	CONDITION ELEM	CD
\$NLA(RCN)	\$420	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	1,144		35.77	40,924	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,144	1981	266.59	304,979	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	120		41.16	4,939	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00	C	AGR	N	ATT GARAGE	408		42.54	17,357	BATHS	A
				INT FINISH	2	DRYWALL	1.00	D	EPA	N	ENCLOSED PORCH	280		76.07	21,300	HEAT/ELEC	A
				HEATING/COOL	11	HTWT/CL AIR	1.05	F11	O	O	FPL 1S IOP	1		8,018.90	8,019		
				FUEL SOURCE	1	OIL	1.00	ODS	O	O	OUTDOOR SHOWER	1		2,535.80	2,536		

MEASURE	5/17/2019	NF	LIST	5/17/2019	EST	REVIEW	1/2/2020	MR
BLDG COMMENTS								
3RD BATH IN BMF								



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	\$12,285
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

EFF. YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76

RCNLD	\$364,900
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