

Key: 5155

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5379

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BELCOURT MICHAEL F & HEIDI M 9 ALGONQUIN DRIVE WALLINGFORD, CT 06492				99-78-0				4 FERN LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BELCOURT MICHAEL F & HEID				02/27/2015	QS	354,000	28709-113				
SWENTON RICHARD H & GAIL				04/02/2004	QS	361,900	18403-036				
HICKS PAUL V & JANET L				01/14/1977	XX		2455-338				

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	%
132		5	OTHER	4,400	05/22/2018	NF	100	100
261	05/19/2005	12	CYCLICAL NON		04/26/2013	SF	100	100
368	09/03/1992	7	ALTERATIONS	6,446			100	100
		5	OTHER	6,000			100	100

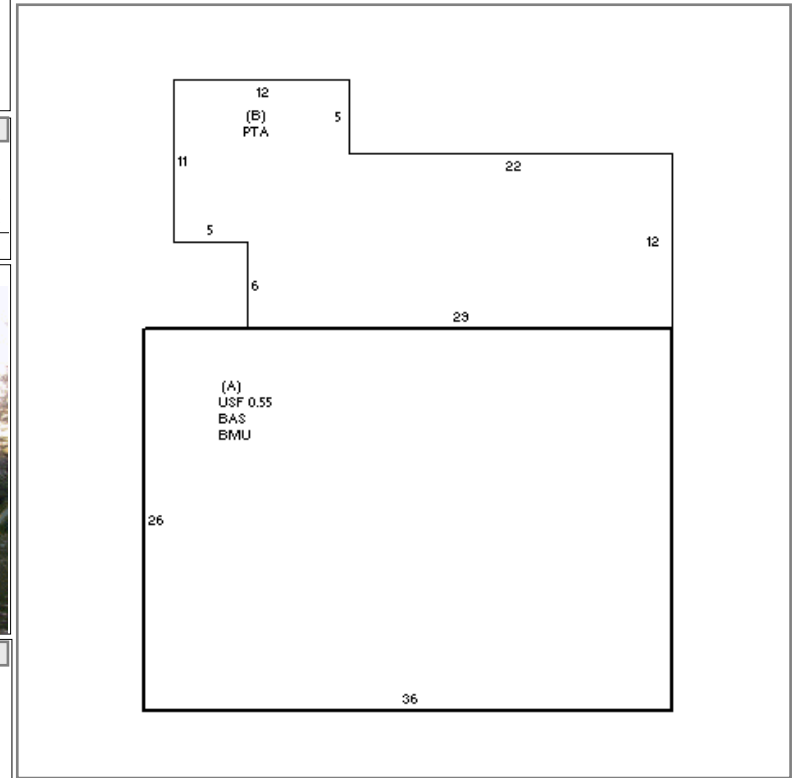
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,770	13	1.00	A	1.00	A	1.00	219,200	2.56	A	1.00	R03	1.00			216,310

TOTAL	16,770 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	216,300	204,100
St Ind	AVERAGE		LAND	345,500	330,900			
Infl	AVERAGE		BUILDING	1,500	1,500			
			DETACHED	0	0			
						OTHER	563,300	536,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X12		96	22.01	1,500



BUILDING	CD	ADJ	DESC	MEASURE	12/3/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/3/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/10/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,451	DETAIL ADJ	1.000
\$NLA(RCN)	\$331	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$8,837
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	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	2	WD SHINGLE	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		66.85	62,569
A	BAS	L	BASE AREA	936	1974	301.63	282,323
A	USF	L	UPPER STORY FIN	515	1974	210.43	108,369
B	PTA	N	PATIO	438		14.41	6,312
	F21	O	FPL 2S 10P	1		11,501.10	11,501

TOTAL RCN	479,912
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72

RCNLD	\$345,500
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