

Key: 5171

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.393

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MORGAN CYNTHIA & BERRY GLENN 138 MANOR HILL ROAD STRATFORD, CT 06614				98-2-0				792 MILLSTONE ROAD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MORGAN CYNTHIA & BERRY PAUL & LILLIAN				01/30/2015	A	44,556	286551-N/A	
				MORGAN CYNTHIA & BERRY PAUL & LILLIAN				12/11/1997	A	100	11109-027	
				MORGAN CYNTHIA & BERRY PAUL & LILLIAN				12/21/1983	XX	18,500	3966-250	

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	%
51	02/25/1991	14	CYCLICAL GRO		01/08/2021	TCK	100	100
		12	CYCLICAL NON		05/29/2013	SF	100	100
		2	ADD	1,800	03/01/1992		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13	1.00	A	1.00	A	1.00	197,280	1.00	A	1.00
300	A	0.013	13	1.00	A	1.00	A	1.00	10,800	1.00	A	1.00
												273,010
												140

TOTAL	1.390 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	273,200	257,700
St Ind	AVERAGE		BUILDING	381,800	360,600			
Infl	AVERAGE		DETACHED	1,500	1,500			
			OTHER	0	0			
						TOTAL	656,500	619,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 12X12		144	21.39	1,500



BUILDING	CD	ADJ	DESC	MEASURE	1/8/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/8/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/17/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,416	DETAIL ADJ	1.000
\$NLA(RCN)	\$355	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$9,181
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	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	944		69.44	65,554
A	BAS	L	BASE AREA	944	1985	313.34	295,794
A	USF	L	UPPER STORY FIN	472	1985	218.60	103,178
+	OPA	N	OPEN PORCH	236		58.85	13,889
	F21	O	FPL 2S 1OP	1		11,947.70	11,948
	ODS	O	OUTDOOR SHOWER	1		2,842.50	2,843

TOTAL RCN	502,386
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$381,800

