Key: 5259

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,479

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BATTISTONI DONALD S & DEDOMINICIS NUNZIA 20 CLEAR BROOK FARMINGTON, CT 06032	97-71-0	1053 MILLSTONE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BATTISTONI DONALD S &	09/12/2016	QS	355,000	29924-345
BCW ASSOCIATES LLC	05/16/2016	O	237,500	29651-211
FLEMING DEBORAH RHAE ET A	05/06/2016	F		29631-9

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

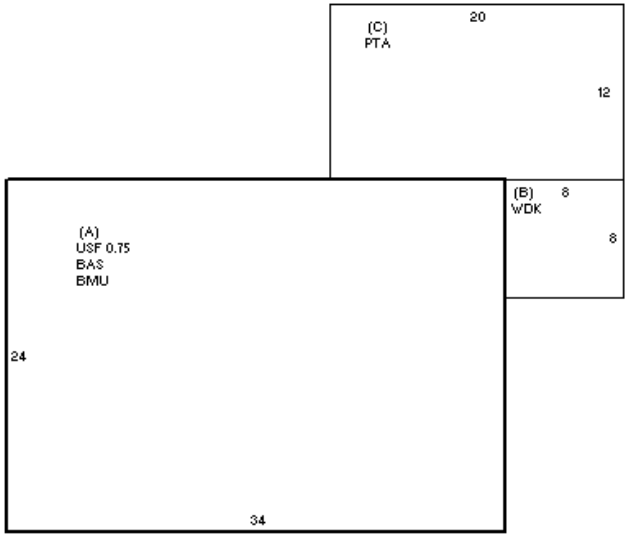
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
565	06/27/2016	7	ALTERATIONS	4,500	04/05/2017	NF	100	100
468	05/16/2016	7	ALTERATIONS	15,000	04/05/2017	NF	100	100
		12	CYCLICAL NON		06/07/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,834	13 1.00	A 1.00	A 1.00	197,280	2.43	A 1.00	RM2 0.90			196,420

TOTAL	17,834 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	196,400	185,300
BUILDING	359,500	339,500
DETACHED	0	0
OTHER	0	0
TOTAL	**555,900**	**524,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/13/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/13/2020	TCK
LIST	11/13/2020	EST
REVIEW	12/28/2020	MR

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$293	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		60.18	49,107
A	BAS	L	BASE AREA	816	1973	281.60	229,787
A	USF	L	UPPER STORY FIN	612	1973	187.53	114,765
B	WDK	N	WOOD DECK	64		39.99	2,559
C	PTA	N	PATIO	240		14.59	3,503
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	418,031

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	G

EFF.YR/AGE	2005 / 18	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$359,500