Key: 5281

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.500

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CONACI SHARON M & ANTHONY TRUSTEES SHARON M CONACI REVOCABLE TRUST 100 HIGH STREET SOUTH WINDSOR, CT 06074	96-63-0	127 BEACH PLUM LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CONACI SHARON M & ANTHONY	05/03/2022	F	1	35092-134
CONACI ANTHONY & SHARON M	10/03/2008	QS	367,500	23195-103
KAPRELIAN MARK H	11/23/2007	A	1	22490-303

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

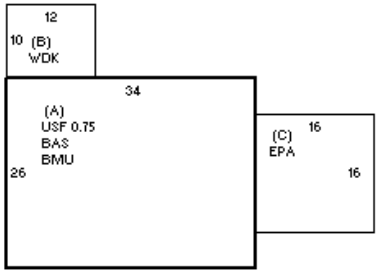
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		02/21/2013	MR	100	100
25	01/23/2004	3	OUT BUILDING	1,500			100	100
725	12/13/2002	5	OTHER	6,000	04/07/2003	TN	100	100
527	09/11/2002	2	ADD	1,500	04/07/2003	TN	100	100
350	06/06/2002	1	NEW CONSTRUC	135,000	04/07/2003	TN	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,230	13 1.00	A 1.00	A 1.00	219,200	2.78	A 1.00	R02 1.00			212,740

TOTAL	15,230 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,700	200,700
BUILDING	386,900	369,700
DETACHED	1,400	1,400
OTHER	0	0
TOTAL	**601,000**	**571,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X10	2002	80	22.01	1,400

PHOTO 10/14/2020

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	10/14/2020	TCK
LIST	9/25/2003	JB
REVIEW	10/20/2020	EMZ

YEAR BLT	2002	SIZE ADJ	1.000
NET AREA	1,547	DETAIL ADJ	1.000
$NLA(RCN)	$298	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	884		60.18	53,199
A	BAS	L	BASE AREA	884	2002	281.60	248,936
A	USF	L	UPPER STORY FIN	663	2002	187.52	124,329
B	WDK	N	WOOD DECK	120		39.98	4,798
C	EPA	N	ENCLOSED PORCH	256		73.90	18,918
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	460,599

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2002 / 21	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$386,900