

Key: 5329

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.547

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
WALRATH SCOTT A & MARK S & CRAIG R TRUSTEES		97-59-0	93 BARONS WAY			
115 PROSPECT STREET APT 3 NAUGATUCK, CT 06770		TRANSFER HISTORY		DOS	T	SALE PRICE
		WALRATH SCOTT A & MARK S		02/12/2015	F	28678-327
		WALRATH STEPHEN J & NANCY		08/01/1985	XX	4650-134

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 %
24-318	04/02/2024	7	ALTERATIONS	3,369	05/15/2024	TCK	100 100
23-636	07/28/2023	2	ADD	68,683	05/15/2024	TCK	100 100
783	11/03/2020	7	ALTERATIONS	4,149	11/11/2020	TCK	100 100
		12	CYCLICAL NON		02/22/2013	SF	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,117	13	1.00	13L 1.00 A 1.00	219,200	2.65	A 1.00	R02	1.00		214,770

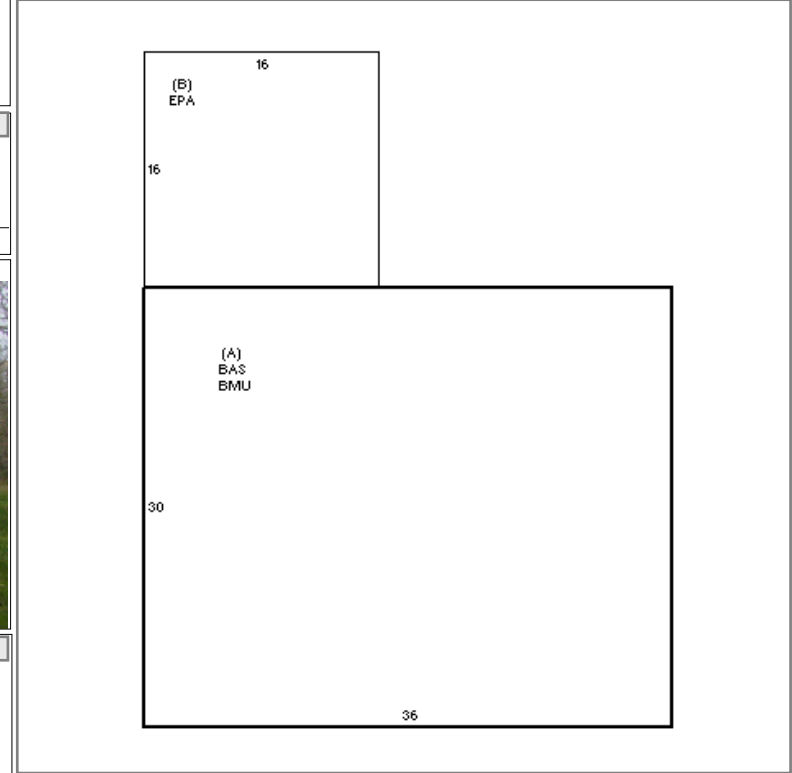
TOTAL	16,117 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	214,800	202,600
St Ind	COMMONS		LAND	256,100	235,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>						<b>470,900</b>	<b>438,000</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/11/2020	TCK
MODEL	1		RESIDENTIAL	LIST	3/18/2013	SF
STYLE	1	1.00	RANCH [100%]	REVIEW	6/4/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,080	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,080		54.20	58,541
\$NLA(RCN)	\$334	OVERALL	0.960	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,080	1976	250.84	270,905
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	256		69.55	17,805
				ROOF COVER	1	ASPH/CMP SH	1.00	F11	O	O	FPL 1S 1OP	1		7,331.50	7,332
				FLOOR COVER	1	HARDWOOD	1.00	ODS	O	O	OUTDOOR SHOWER	1		2,318.40	2,318
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	14	ELECT BB+AC	1.01								
				FUEL SOURCE	3	ELECTRIC	0.95								



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$3,744
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	360,645
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1976 / 47
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$256,100