Key: 5404

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,623

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARIANI MATTHEW J & AMANDA K LOVELAND JIM A & PAULA J 18 HILLVIEW LANE WOODBURY, CT 06798	96-42-0	156 BEACH PLUM LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARIANI MATTHEW J & AMAND	11/05/2010	QS	335,900	24976-87
TENCZA FELICIA ET AL	10/06/2010	A	1	24890-67
TENCZA FELICIA TRUSTEE	10/14/2004	F	1	19130-219

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

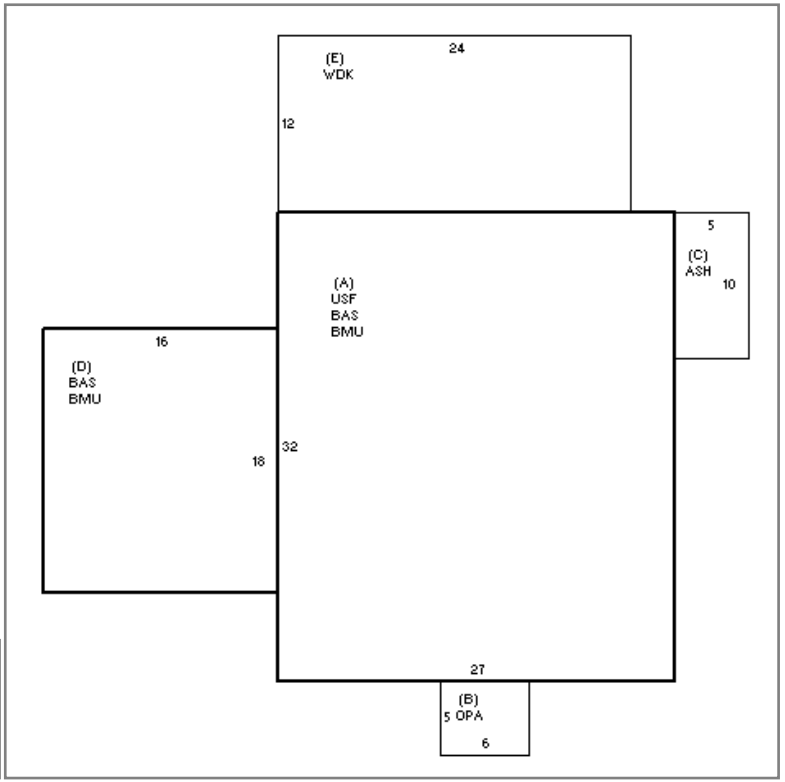
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		02/21/2013	MR	100	100
306	06/14/2011	7	ALTERATIONS	9,000	03/08/2012	MR	100	100
81	03/17/2009	7	ALTERATIONS	7,500	04/23/2010	JH	100	100
33	11/30/1992	2	ADD	17,000	01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,200	13 1.00	A 1.00	A 1.00	219,200	1.90	A 1.00	R02 1.00			231,490

TOTAL	24,200 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	231,500	218,400
BUILDING	506,100	478,000
DETACHED	3,200	3,100
OTHER	0	0
TOTAL	**740,800**	**699,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	12X16		192	20.77	3,200

PHOTO 10/14/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/14/2020	TCK
LIST	4/19/2013	SF
REVIEW	1/13/2021	MR

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	2,016	DETAIL ADJ	1.000
$NLA(RCN)	$318	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	$12,126
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,152		65.84	75,843
+	BAS	L	BASE AREA	1,152	1983	296.04	341,040
A	USF	L	UPPER STORY FIN	864	1983	212.18	183,323
B	OPA	N	OPEN PORCH	30		58.30	1,749
C	ASH	N	ATT SHED	50		34.00	1,700
E	WDK	N	WOOD DECK	288		45.71	13,164
	F11	O	FPL 1S 1OP	1		8,904.70	8,905
	ODS	O	OUTDOOR SHOWER	1		2,815.90	2,816

TOTAL RCN	640,666

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

EFF.YR/AGE	1991 / 32		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD	$506,100		