

Key: 5514

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.728

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | |
|--|--|--|--|---|----|---------|-----------|--------------------|----|------------|--------------|--|--|
| ROCHETTE MARTIN T & LODGE LAURA L 86 CREAMERY ROAD DURHAM, CT 06422 | | | | 86-3-0 | | | | 870 LONG POND ROAD | | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | |
| | | | | ROCHETTE MARTIN T & SCHAEFFER CATHY MANGIONE | | | | 01/16/2015 | QS | 319,000 | 28636-216 | | |
| FISHMAN JOHN & | | | | 11/17/2005 | QS | 293,000 | 20482-079 | | | | | | |
| | | | | 09/08/1989 | QS | 70,000 | 6874-017 | | | | | | |

| 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 | % |
| 360 | 07/11/2011 | 2 | ADD | 40,000 | 03/13/2012 | MR | 100 | 100 |
| NP | | 12 | CYCLICAL NON | | 01/21/2011 | JH | 100 | 100 |
| 17 | 01/12/2011 | 3 | OUT BUILDING | 5,800 | | JH | 100 | 100 |
| 651 | 12/15/2010 | 7 | ALTERATIONS | 2,400 | 01/21/2011 | JH | 100 | 100 |
| | | 12 | CYCLICAL NON | | 05/21/2004 | JB | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 13,580 | 13 | 1.00 | A | 1.00 | A | 1.00 | 197,280 | 3.06 | A | 1.00 | RM2 | 0.90 | | | 188,490 |

| TOTAL | 13,580 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | NBHD 13 | NOTE | | | | LAND | 188,500 | 177,800 |
| St Ind | AVERAGE | | BUILDING | 282,500 | 266,700 | | | |
| Infl | AVERAGE | | DETACHED | 3,600 | 3,500 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 474,600 | 448,000 |

DETACHED

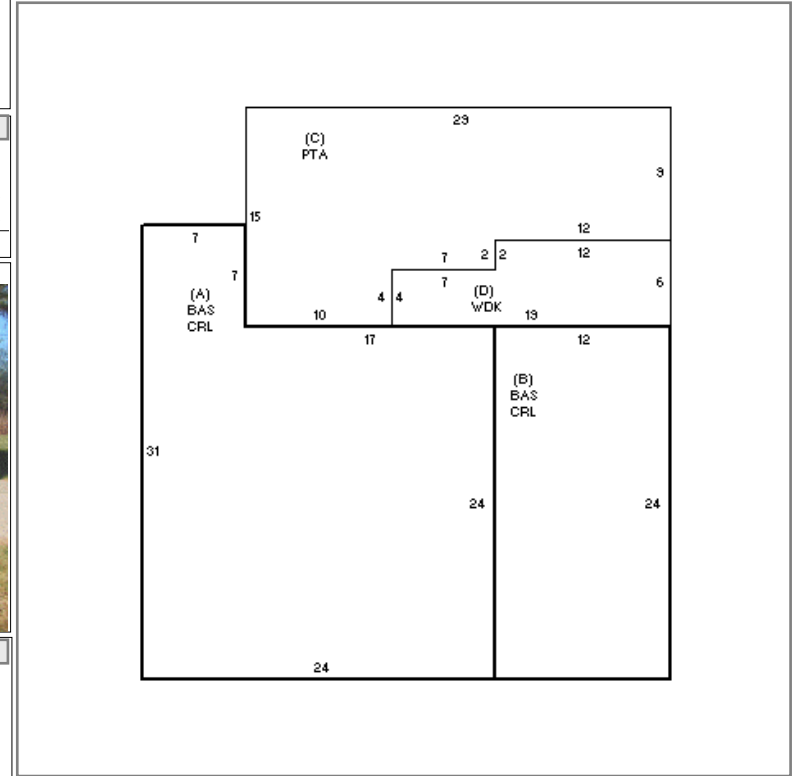
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|-----|------|------|--------------|------|-------|-----------|-------|------------|
| SHF | G | 1.20 | 10 0.90 8X20 | 2010 | 160 | 24.92 | 3,600 | 02/26/2021 |



| BLDG COMMENTS |
|---------------|
| |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 2/26/2021 | TCK |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/13/2012 | MR |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 3/23/2021 | MR |
| QUALITY | G | 1.30 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |



| YEAR BLT | 1920 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 362,141 |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 913 | DETAIL ADJ | 1.000 | FOUNDATION | 1 | PIER | 1.00 | A | CRL | N | BSMT CRAWL | 625 | | 36.06 | 22,535 | | |
| \$NLA(RCN) | \$397 | OVERALL | 0.980 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 625 | 1920 | 339.17 | 211,978 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | CRL | N | BSMT CRAWL | 288 | | 38.68 | 11,141 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | B | BAS | L | BASE AREA | 288 | 2011 | 339.16 | 97,679 | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | C | PTA | N | PATIO | 335 | | 17.22 | 5,769 | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | D | WDK | N | WOOD DECK | 100 | | 49.94 | 4,994 | | |
| | | | | HEATING/COOL | 7 | FL/WALL UN | 0.98 | | ODS | O | OUTDOOR SHOWER | 1 | | 3,076.70 | 3,077 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |

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

| EFF. YR/AGE | 1989 / 34 |
|-------------|------------|
| COND | 22 22 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 22 % GD 78 |

| RCNLD | \$282,500 |
|-------|-----------|
|-------|-----------|