

Key: 5525

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.740

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FRISCO GERALD R TRUSTEE C/O LONG JAMES E & PHYLLIS F 20 SANCTUARY DRIVE SIMSBURY, CT 06070				74-79-0				5 SHEPHERDS QUAY DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LONG JAMES E & PHYLLIS F				06/24/2024	QS	1,400,000	(236293)				
FRISCO GERALD R TRUSTEE				07/16/2002	F	1	(165942)				
FRISCO GERALD R				10/09/1998	A	100	(150421)				

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	%
245	05/11/2005	2	ADD	77,550	04/25/2006	JB	100	100
54	02/11/2005	3	OUT BUILDING	2,000	04/25/2006	JB	100	100
446	07/24/2001	7	ALTERATIONS	10,000			100	100
506	09/22/1998	2	ADD	150,000	07/22/1999	JB	100	100

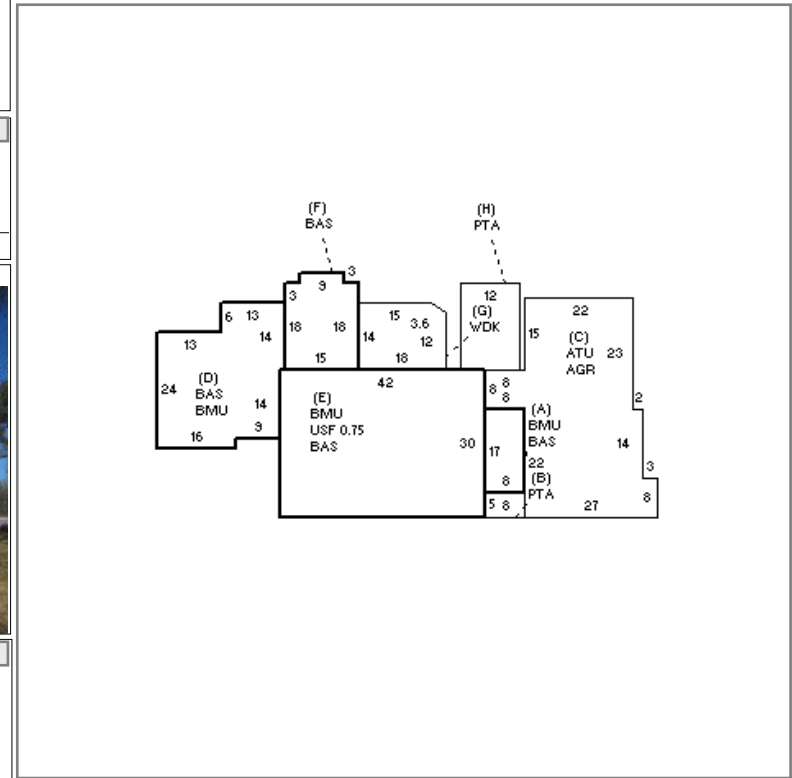
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	33,154	16	1.00	A	1.00	A	1.00	350,720	1.50	A	1.00	R09	1.60			400,300

TOTAL	33,149 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 16	NOTE	LAND	400,300	377,700			
St Ind	AVERAGE		BUILDING	995,800	952,000			
Infl	AVERAGE		DETACHED	2,200	2,200			
			OTHER	0	0			
			TOTAL	1,398,300	1,331,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	15 0.85 10X12	2005	120	21.39	2,200



BLDG COMMENTS
GENERATOR



BUILDING	CD	ADJ	DESC	MEASURE	2/26/2021	NF
MODEL	1		RESIDENTIAL	LIST	4/25/2006	JB
STYLE	4	1.02	CAPE [100%]	REVIEW	11/2/2021	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,297	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,396	1986	305.25	426,127
\$NLA(RCN)	\$387	OVERALL	1.080	EXT COVER	4	VINYL	1.00	B	PTA	N	PATIO	40		31.72	1,269
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	1,122		51.00	57,222
				ROOF COVER	2	WD SHINGLE	1.01	C	ATU	N	ATTIC UNF	1,122		73.47	82,438
				FLOOR COVER	2	SOFTWOOD	1.00	+	BMU	N	BSMT UNFINISHED	2,064		65.59	135,384
				INT FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	668	1998	305.25	203,906
				HEATING/COOL	11	HTWT/CL AIR	1.05	E	USF	L	UPPER STORY FIN	945	1986	250.38	236,609
				FUEL SOURCE	1	OIL	1.00	F	BAS	L	BASE AREA	288	2005	305.25	87,912
								G	WDK	N	WOOD DECK	249		53.94	13,430
								H	PTA	N	PATIO	216		19.69	4,253
								F22	O		FPL 2S 2OP	1		17,160.50	17,161

TOTAL RCN	1,276,660
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1990 / 33
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$995,800