

Key: 5622

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.842

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TULLY JAMES R JR & KRISTINE L 81 OLD FARM LANE FAIRFIELD, CT 06825				74-62-0				209 SHEEP POND DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TULLY JAMES R JR & KRISTI				09/07/2012	QS	417,000	26655-334				
SPONZO JULIA D LIFE ESTA				06/06/2005	F	1	19901-314				
SPONZO JULIA D TRUSTEE				06/29/2004	F	1	18774-024				

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	%
NP		12	CYCLICAL NON		11/11/2011	MR	100	100
615	09/12/2006	7	ALTERATIONS	6,100	08/06/2007	JH	100	100
306	09/19/1990	12	CYCLICAL NON		04/17/2004	JB	100	100
		2	ADD	35,000	03/13/1991		100	100

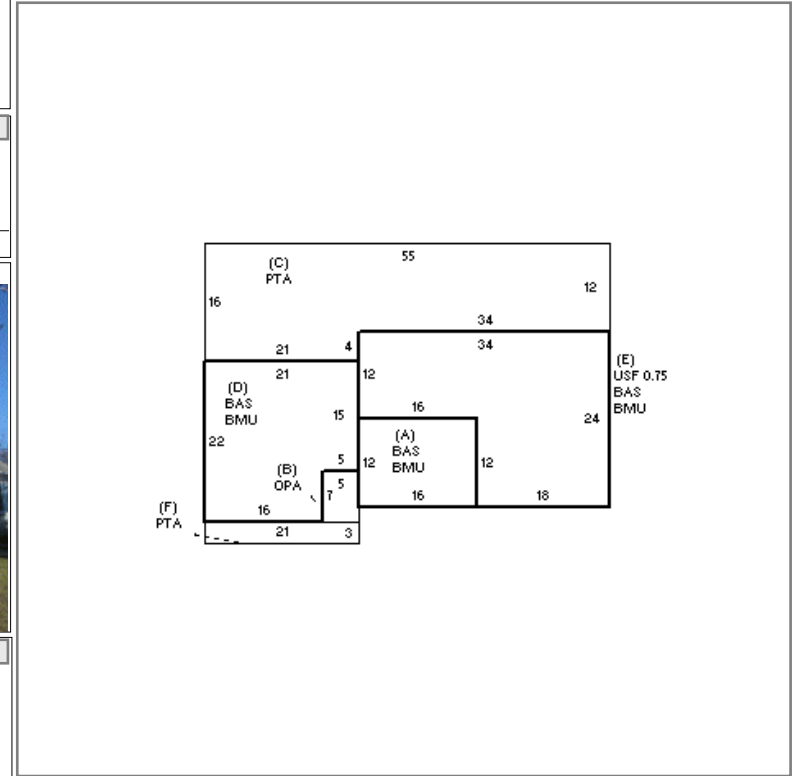
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	13,800	15	1.00	15A	1.00	A	1.00	328,800	3.02	A	1.00	R04	1.50		314,920

TOTAL	13,800 SF	ZONING	RM	FRNT	0	ASSESSED	LAND 314,900 BUILDING 413,700 DETACHED 2,000 OTHER 0 TOTAL 730,600	CURRENT	297,100 390,700 2,000 0 689,800	PREVIOUS			
Nbhd	NBHD 15	St Ind	SHEEP POND EST.	Infl	AVERAGE	LAND		BUILDING		DETACHED		OTHER	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X10		80	22.01	1,400
OSH	A	1.00	20 0.80 4X10		40	18.50	600



BUILDING	CD	ADJ	DESC	MEASURE	3/6/2021	NF
MODEL	1		RESIDENTIAL	LIST	8/6/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	11/8/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,711	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,243		55.97	69,569
\$NLA(RCN)	\$302	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,243	1981	253.90	315,592
CAPACITY				UNITS	ADJ	ROOF SHAPE	1.00	B	OPA	N	OPEN PORCH	35		51.50	1,803
STORIES	1.75	1.00	ROOF COVER	1	1.00	1	1.00	C	PTA	N	PATIO	744		12.28	9,138
ROOMS	6	1.00	FLOOR COVER	1	1.00	1	1.00	E	USF	L	UPPER STORY FIN	468	1981	191.30	89,527
BEDROOMS	3	1.00	INT FINISH	2	1.00	2	1.00	F	PTA	N	PATIO	63		21.29	1,341
BATHROOMS	2	1.00	HEATING/COOL	15	1.01	15	1.01	F11	O	FPL 1S 1OP	1		7,866.10	7,866	
FIXTURES	7	\$9,373	FUEL SOURCE	2	1.00	2	1.00	F21	O	FPL 2S 1OP	1		10,455.50	10,456	
GARAGE SPACES	0	1.00						ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488	
% BSMT FIN	0	1.00													
# 1/2 BATHS	0	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	517,152
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$413,700