

Key: 5660

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.878

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
CARLIN JOHN B & LINDA J 22 MACKINNON PLACE EAST LYME, CT 06333										73-46-0				317 SHEEP POND DRIVE			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
CARLIN JOHN B & LINDA J										01/08/2010		QS		370,000		24292-195	
KAPLAN RUSSELL P &										02/13/2009		QS		325,000		23447-174	
CRESPO JOSE A & MARY E										10/15/1987		XX		135,500		5974-294	

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	%
228	05/09/2011	7	ALTERATIONS	8,000	03/09/2012	MR	100	100
NP		12	CYCLICAL NON		01/20/2011	JH	100	100
150	04/13/2010	2	ADD	37,000	01/20/2011	JH	100	100
		12	CYCLICAL NON		03/01/2004	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	18,600	15	1.00	15A	1.00	A	1.00				330,040

TOTAL	18,600 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE				LAND	330,000	311,400
St Ind	SHEEP POND EST.		LAND	304,800	291,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	634,800	603,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/9/2021	NF
MODEL	1		RESIDENTIAL	LIST	1/20/2011	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	11/9/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
\$NLA(RCN)	\$291	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		7	\$8,827
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	5	VINYL	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	768		27.45	21,083
A	BAS	L	BASE AREA	768	1970	282.14	216,686
A	USF	L	UPPER STORY FIN	576	1970	180.15	103,768
+	WDK	N	WOOD DECK	580		38.02	22,054
C	OPA	N	OPEN PORCH	308		48.50	14,938
E	PTA	N	PATIO	49		22.37	1,096
	ODS	O	OUTDOOR SHOWER	1		2,342.60	2,343

TOTAL RCN	390,795
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$304,800

