Key: 5703

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,920

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WATSON SUZANNE & DELISE JESSICA & JOHN TRUSTEES 7 FORDHAM TRAIL OLD SAYBROOK, CT 06475	85-7-0	435 SHEEP POND DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WATSON SUZANNE &	11/04/2009	F		24141-40
DELISE JOHN & AMALIA B	07/14/1972	XX		1687-148

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

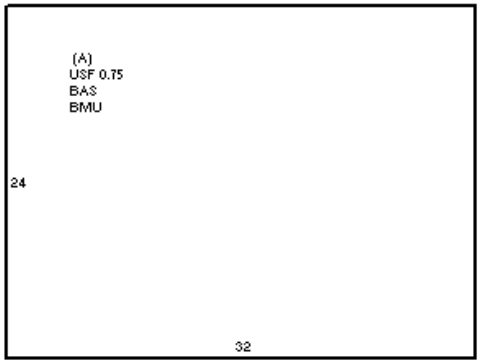
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1014	11/03/2021	7	ALTERATIONS	1,500	04/13/2022	TCK	100	100
	08/17/2020	5	OTHER		12/23/2020	NF	100	100
783	10/14/2015	7	ALTERATIONS	5,000	04/22/2016	WFF	100	100
NP		12	CYCLICAL NON		11/15/2011	MR	100	100
		12	CYCLICAL NON		03/01/2004	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,107	15 1.00	15A 1.00	A 1.00	328,800	2.80	A 1.00	R04 1.50			318,940

TOTAL	15,107 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	SHEEP POND EST.				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	318,900	300,900
BUILDING	290,900	274,800
DETACHED	0	0
OTHER	0	0
TOTAL	**609,800**	**575,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/09/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/9/2021	NF
LIST	3/9/2021	EST
REVIEW	4/28/2022	MR

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$301	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
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	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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		63.55	48,806
A	BAS	L	BASE AREA	768	1973	296.69	227,856
A	USF	L	UPPER STORY FIN	576	1973	189.44	109,117
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN 404,088

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

EFF.YR/AGE 1977 / 46

COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72

RCNLD $290,900