

Key: 572

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 590

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
MANNING NEIL & DEBORAH 98 CORNERSTONE DRIVE SOUTH WINDSOR, CT 06074						78-77-572				6 LANDING LANE			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						MANNING NEIL & DEBORAH				07/13/2021	QS	636,000	34290-120
O'CONNOR RODERICK J & MARY				11/17/2017	F	1	30904-196						
O'CONNOR RODERICK J & MAR				05/28/2004	QS	400,000	18650-224						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
763	07/13/2021	16	MLS REVIEW	636,000	04/14/2022	JMG	100	100
11	10/09/2012	7	ALTERATIONS	75,000	08/04/2014	RJM	100	100
401	01/08/2008	7	ALTERATIONS	44,000	04/16/2010	JH	100	100
	06/17/2007	7	ALTERATIONS	13,800	10/03/2008	SAL	100	100

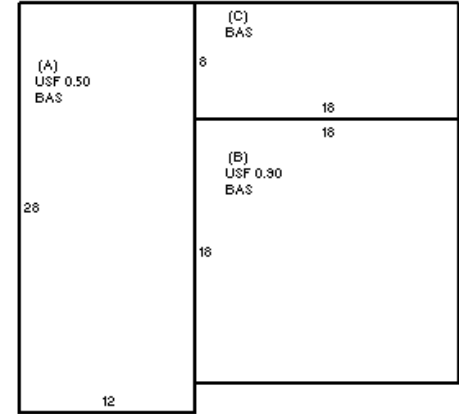
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	683,700	645,700
						DETACHED	4,500	4,500
						OTHER	0	0
						TOTAL	688,200	650,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGR	A	1.00 20 0.80	1CD-EXCLSV U	1973	1	5,638.30	4,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/26/2008	SAM
MODEL	10		CONDO RES	LIST	12/26/2008	EST
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	4/14/2022	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS
SKETCH PER PLANS

G

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	719,721
NET AREA	1,264	DETAIL ADJ	2.222	COMPLEX	5	SEAPINES	2.20	+	BAS	L	BASE AREA	660	1973	559.59	369,329		
\$NLA(RCN)	\$569	OVERALL	1.000	STYLE	40	05-LANDING	1.00	+	USF	L	UPPER STORY	460	1973	559.59	257,411		
				VIEW/LOC	1	NONE	1.00	C	BAS	L	BASE AREA	144	1973	559.59	80,581		
				HVAC	14	ELEC BB+AC	1.01										
				END/MIDDLE	0		1.00										
CAPACITY		UNITS	ADJ														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHS		2	1.00														
HALF BATHS		0	1.00														
FIREPLACES		1	\$3,300														
% COMMON OWNER		2.89	1.00														
FIXTURES		7	\$9,100														
																CONDITION ELEM	CD
																INTERIOR	G
																KITCHEN	V
																BATHS	G
																EXTERIOR	G
																EFF.YR/AGE	2006 / 17
																COND	5 5 %
																FUNC	0
																ECON	0
																DEPR	5 % GD 95
																RCNLD	\$683,700