

Key: 5745

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.964

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CORMIER CRAIG MATTHEW & CAITLIN 18 SAXTON BROOK DRIVE SIMSBURY, CT 06070				47-48-0				66 PADDOCK WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CORMIER CRAIG MATTHEW & C				09/22/2022	QS	960,000	35381-231				
ZOOGMAN NICHOLAS J & BERR				04/07/2017	F	1	30405-214				
ZOOGMAN NICHOLAS				05/19/2015	F		11023-233				

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	%
359	09/22/2022	16	MLS REVIEW	960,000	06/27/2023	JMG	100	100
	10/19/1989	1	NEW CONSTRUC		03/01/1992		100	100

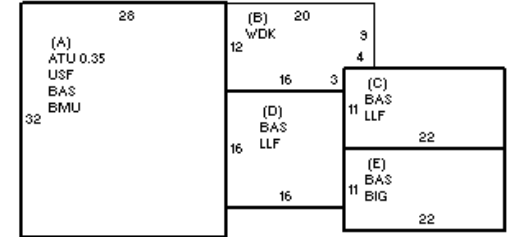
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	60,000	12	1.00	12A	1.00	A	1.00	172,620	1.00	25	0.75 R04	1.05	238,890
300	A	0.703	12	1.00	12A	1.00	A	1.00	12,600	1.00	A	1.00 R04	1.05	8,860
350	A	0.500	12	1.00	12A	1.00	A	1.00	2,100	1.00	A	1.00 TWP	1.00	1,050

TOTAL	2.580 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE T=grade and wet areas make significant portion of upland unusable.	LAND	248,800	234,700			
St Ind	PADDOCK WAY		BUILDING	709,900	679,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	958,700	913,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2017	NF
MODEL	1		RESIDENTIAL	LIST	5/18/2015	DHT
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/27/2023	JMG
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
In law apartment in basement, additional BA and BR below grade.

G

YEAR BLT	1990	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	910,170
NET AREA	3,030	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		72.85	65,277		
\$NLA(RCN)	\$300	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,636	1990	292.20	478,044		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	896	1990	224.70	201,330		
				ROOF COVER	1	ASPH/CMP SH	1.00	A	ATU	N	ATTIC UNF	314		65.94	20,705		
				FLOOR COVER	3	W/W CARPET	1.00	B	WDK	N	WOOD DECK	228		48.41	11,037		
				INT FINISH	2	DRYWALL	1.00	+	LLF	L	LOWER LEVEL FIN	498	1990	168.88	84,100		
				HEATING/COOL	2	HOT WATER	1.00	E	BIG	N	BUILT-IN GARAGE	242		69.65	16,855		
				FUEL SOURCE	1	OIL	1.00	F22	O		FPL 2S 2OP	1		15,400.40	15,400		
									KIT	O	XTRA KITCHEN	1		2,679.50	2,680		
																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	\$709,900