

Key: 6104

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.337

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
BOYLE JAMES C & BEVERLY B PO BOX 270002 WEST HARTFORD, CT 06127										35-39-0				70 RUN HILL ROAD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
BOYLE JAMES C & BEVERLY B										03/04/2020	F	100	32735-261				
BOYLE BEVERLY B										05/18/2004	A	100	18605-317				
BOYLE JAMES C & BEVERLY B										01/19/2001	QS	630,000	13497-272				

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		07/19/2007	JH	100	100
718	10/06/2006	7	ALTERATIONS	22,500	07/19/2007	JH	100	100
427	07/11/2003	7	ALTERATIONS	4,000			100	100
519	09/12/0205	7	ALTERATIONS	14,270			100	100

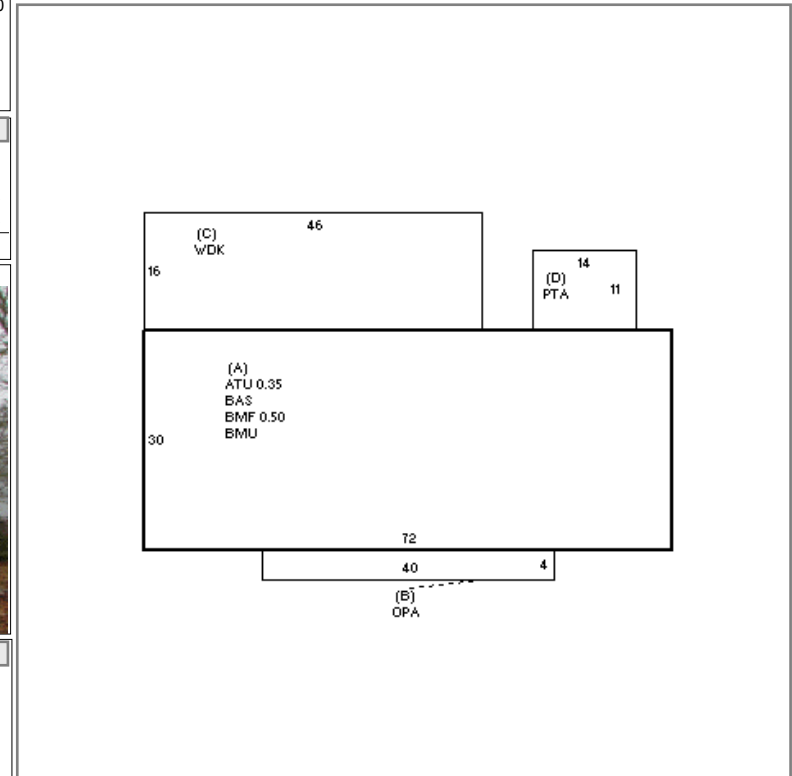
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12 1.00	A 1.00	A 1.00	372,640	1.00	A 1.00	PF3	1.70		515,690
300	A	0.893	12 1.00	A 1.00	A 1.00	20,400	1.00	A 1.00	PF3	1.70		18,220

TOTAL	2.270 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	533,900	503,700			
St Ind	AVERAGE		BUILDING	549,200	518,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL			1,083,100	1,022,400				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MEASURE	2/21/2018	NF
LIST	7/3/2018	NF
REVIEW	12/23/2019	MR



BUILDING	CD	ADJ	DESC	MEASURE	2/21/2018	NF
MODEL	1		RESIDENTIAL	LIST	7/3/2018	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	12/23/2019	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,160	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BMU	N	BSMT UNFINISHED	2,160		51.92	112,137	
\$NLA(RCN)	\$368	OVERALL	0.990	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	1,080		37.10	40,070	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	2,160	1971	241.59	521,844
STORIES	1	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	A	ATU	N	ATTIC UNF	756		58.15	43,963		
ROOMS	7	1.00	FLOOR COVER	2	SOFTWOOD	1.00	B	OPA	N	OPEN PORCH	160		54.45	8,712		
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	736		42.69	31,419		
BATHROOMS	3	1.00	HEATING/COOL	8	HEAT PUMP	1.04	D	PTA	N	PATIO	154		16.45	2,533		
FIXTURES	11	\$15,573	FUEL SOURCE	3	ELECTRIC	0.95		BMG	O	BSMT GARAGE	2		3,368.80	6,738		
GARAGE SPACES	2	1.00						F12	O	FPL 1S 2OP	1		10,316.10	10,316		
% BSMT FIN	50	1.00						ODS	O	OUTDOOR SHOWER	1		2,629.90	2,630		
# 1/2 BATHS	1	1.00														
# OF UNITS	1	1.00														

TOTAL RCN	795,934
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1971 / 52
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$549,200