**Key: 6152**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,386

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| SULLIVAN KENNETH & | 23-57-0 | 176 CANOE POND DRIVE |
| SULLIVAN KATHRYN | | |
| 1 NEWFIELD LANE | | |
| NEWTOWN, CT 06470 | | |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| SULLIVAN KENNETH & | 09/30/2022 | QS | 670,000 | 35400-165 |
| BAUER RUDOLF & MARIANNE | 11/10/1994 | QS | 195,000 | 9440-088 |

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

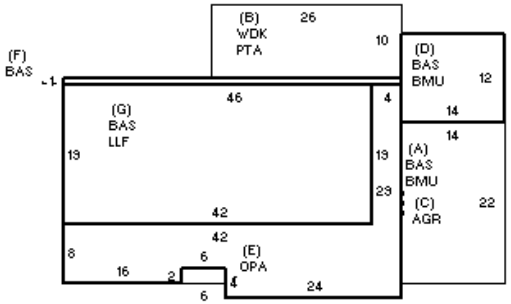
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 23-414 | 04/10/2023 | 7 | ALTERATIONS | 4,415 | 06/04/2024 | TCK | 100 | 100 |
| | 09/30/2022 | 16 | MLS REVIEW | 670,000 | 08/24/2022 | JMG | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 18,980 | 12 1.00 | 12E 1.00 | A 1.00 | 372,640 | 2.31 | A 1.00 | PF3 1.70 | | | 375,550 |

| TOTAL | 18,980 SF | ZONING | RL | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 12 | NOTE | | | |
| St Ind | CANOE POND | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 375,600 | 354,300 |
| BUILDING | 387,500 | 371,200 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **763,100** | **725,500** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 06/13/2024

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 1.00 | RANCH [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 8/24/2022 | JMG |
| LIST | 8/24/2022 | JMG |
| REVIEW | 6/13/2024 | EMZ |

| | | | |
|---|---|---|---|
| YEAR BLT | 1974 | SIZE ADJ | 1.000 |
| NET AREA | 2,290 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $242 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | $10,400 |
| GARAGE SPACES | 1 | 1.00 |
| % BSMT FIN | 50 | 1.00 |
| # 1/2 BATHS | 1 | 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 | 2 | SOFTWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 648 | | 62.30 | 40,373 |
| + | BAS | L | BASE AREA | 1,492 | 1974 | 241.57 | 360,422 |
| B | PTA | N | PATIO | 260 | | 14.31 | 3,721 |
| B | WDK | N | WOOD DECK | 260 | | 39.20 | 10,192 |
| C | AGR | N | ATT GARAGE | 308 | | 42.24 | 13,009 |
| E | OPA | N | OPEN PORCH | 12 | | 50.00 | 600 |
| G | LLF | L | LOWER LEVEL FIN | 798 | 1974 | 132.05 | 105,374 |
| | F12 | O | FPL 1S 2OP | 1 | | 9,473.00 | 9,473 |

| TOTAL RCN | 553,564 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 1974 / 49 | | |
|---|---|---|---|
| COND | 30 | 30 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 30 | % GD | 70 |
| RCNLD | | | $387,500 |