

Key: 6164

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.398

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
SHEEHAN JOHN A III 2 ROXBURY ROAD NORWALK, CT 06855				24-48-0				49 CANOE POND DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHEEHAN JOHN A III				09/18/2023	DC	34575-195					
SHEEHAN JOHN A III & ELAI				10/15/2021	QS	890,000	34575-195				
CONDON DAVID M & J INGRID				01/18/2012	F	1	26011-215				

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	%
65	10/15/2021	16	MLS REVIEW	890,000	06/01/2022	JMG	100	100
1104	01/22/2016	7	ALTERATIONS	8,000	03/07/2017	NF	100	100
503	12/30/2015	3	OUT BUILDING	2,500	05/10/2016	WFF	100	100
396	07/17/2012	7	ALTERATIONS	2,400	01/24/2013	SF	100	100
	06/01/2012	2	ADD	60,141	01/24/2013	SF	100	100

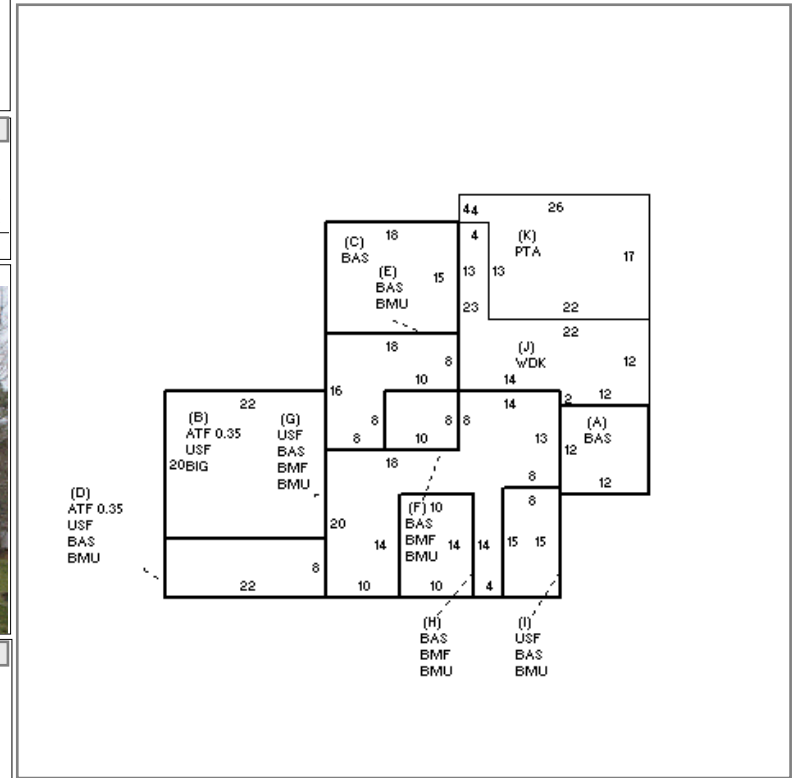
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,318	12	1.00	12E 1.00 A 1.00	246,600	1.38	10	0.90	PV6	1.25	291,270

TOTAL	37,318 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE POND VIEW T=POWER LINES				LAND	291,300	274,800
St Ind	CANOE POND		LAND	754,000	720,500			
Infl	AVERAGE		DETACHED	6,700	6,600			
			OTHER	0	0			
						TOTAL	1,052,000	1,001,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10X16	2015	160	20.77	3,000
HTB	A	1.00	10 0.90			1	4,058.10	3,700



BUILDING	CD	ADJ	DESC	MEASURE	12/26/2007	JH
MODEL	1		RESIDENTIAL	LIST	12/26/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/1/2022	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1986	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	887,045
NET AREA	2,858	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,360	1986	273.16	371,501	CONDITION ELEM	CD
\$NLA(RCN)	\$310	OVERALL	1.060	EXT COVER	4	VINYL	1.00	B	BIG	N	BUILT-IN GARAGE	440		60.00	26,402	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,228	1986	194.90	239,336	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	B	ATF	N	ATTIC FINISH	154		88.88	13,688	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BASE AREA	270	2012	273.16	73,754	BATHS	G
				INT FINISH	2	DRYWALL	1.00	+	BMU	N	BSMT UNFINISHED	1,216		62.73	76,274	HEAT/ELEC	A
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	D	ATF	N	ATTIC FINISH	62		88.88	5,511		
				FUEL SOURCE	1	OIL	1.00	+	BMF	N	BSMT FINISH	712		43.40	30,898		
								J	WDK	N	WOOD DECK	336		45.25	15,204		
								K	PTA	N	PATIO	390		15.60	6,085		
								F21	O		FPL 2S 1OP	1		11,717.70	11,718		
																EFF.YR/AGE	2003 / 20
																COND	15 15 %
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$754,000