Key: 6202

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,435

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOZA ARTHUR J & MARILYN F (LIFE ESTATE) P O BOX 482 SOMERS, CT 06071	4-37-0	31 QUARTER MASTER DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HOZA ARTHUR J & MARILYN F	08/20/2020	F	1	(223421)
HOZA ARTHUR J & MARILYN F	08/23/1972	XX		(55821)

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

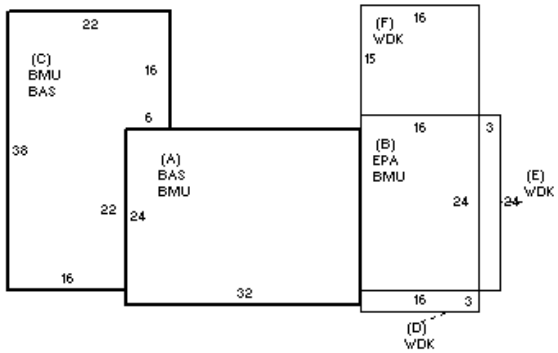
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
259	04/18/2007	2	ADD	5,000	02/29/2008	JH	100	100
702	11/12/2004	2	ADD	59,000	04/26/2005	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,500	12 1.00	A 1.00	A 1.00	219,200	1.35	A 1.00	R03 1.00			261,560

TOTAL	38,507 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	261,600	246,800
BUILDING	415,200	396,800
DETACHED	1,000	1,000
OTHER	0	0
TOTAL	**677,800**	**644,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CPD	A 1.00	30 0.70	10X20		120	11.75	1,000

PHOTO 02/13/2018

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	2/13/2018	NF
LIST	3/20/2008	JH
REVIEW	12/18/2019	MR

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,472	DETAIL ADJ	1.000
$NLA(RCN)	$344	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,800
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,856		49.86	92,531
A	BAS	L	BASE AREA	768	1978	241.57	185,526
B	EPA	N	ENCLOSED PORCH	384		68.42	26,275
C	BAS	L	BASE AREA	704	2004	241.57	170,065
+	WDK	N	WOOD DECK	360		39.20	14,112
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	506,361
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1997 / 26	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$415,200