Key: 6350

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.582

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCANN MICHAEL & CIMINO MADELINE 33 BETTSWOOD ROAD NORWALK, CT 06851	12-90-0	113 DERBY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCANN MICHAEL & CIMINO M	01/13/2023	QS	660,000	35592-349
HOLMES ROBERT C & DEBORAH	08/22/2011	QS	350,000	25634-1
GERDING MARGARET F	07/25/2006	DC		21210-282

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

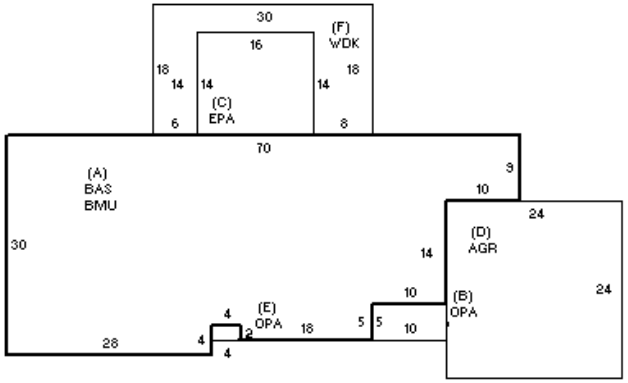
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	01/13/2023	16	MLS REVIEW	660,000	02/26/2024	JMG	100	100
900	10/16/2019	77	SOLAR PANELS	23,000	07/10/2020	MR	100	100
NP		12	CYCLICAL NON		03/03/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,886	12 1.00	A 1.00	A 1.00	219,200	1.30	A 1.00	R03 1.00			266,580

TOTAL	40,886 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	266,600	251,500
BUILDING	442,800	418,200
DETACHED	600	600
OTHER	0	0
TOTAL	**710,000**	**670,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A 1.00	50 0.50	8X10		80	16.05	600

PHOTO 11/01/2017

BLDG COMMENTS

20 SOLAR PANELS

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	11/1/2017	NF
LIST	3/3/2008	JH
REVIEW	7/21/2020	MR

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,768	DETAIL ADJ	1.000
$NLA(RCN)	$330	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,400
GARAGE SPACES	2	1.00
% BSMT FIN	0	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	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
A	BMU	N	BSMT UNFINISHED	1,768		51.15	90,439
A	BAS	L	BASE AREA	1,768	1985	236.64	418,380
+	OPA	N	OPEN PORCH	58		50.00	2,900
C	EPA	N	ENCLOSED PORCH	224		72.45	16,229
D	AGR	N	ATT GARAGE	576		37.93	21,847
F	WDK	N	WOOD DECK	316		39.20	12,387
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN 582,634

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

EFF.YR/AGE 1985 / 38

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $442,800