

Key: 6396

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.629

LEG  
AL  
LAND

CURRENT OWNER		PARCEL ID		LOCATION	
BON ACCORD REALTY LLC C/O ROBERT W KER III 7 SMITH RIDGE NEW CANAAN, CT 06840		13-98-0		404-412 SATUCKET ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BON ACCORD REALTY LLC		06/20/2018	F	1 (216500)	
KER JANE D CO-TRUSTEE & KER JANE D TRUSTEE		03/14/2013	A	(174796)	
		12/17/2012	DC	(174796)	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
24-179	03/01/2024	7	ALTERATIONS	21,600			0 0
558	09/19/2002	14	CYCLICAL GRO		11/21/2017	NF	100 100
442	07/23/2002	2	ADD	1,000	04/10/2003	TN	100 100
3	01/04/2002	5	OTHER	11,300	04/10/2003	TN	100 100
		5	OTHER	15,000	04/10/2003	TN	100 100

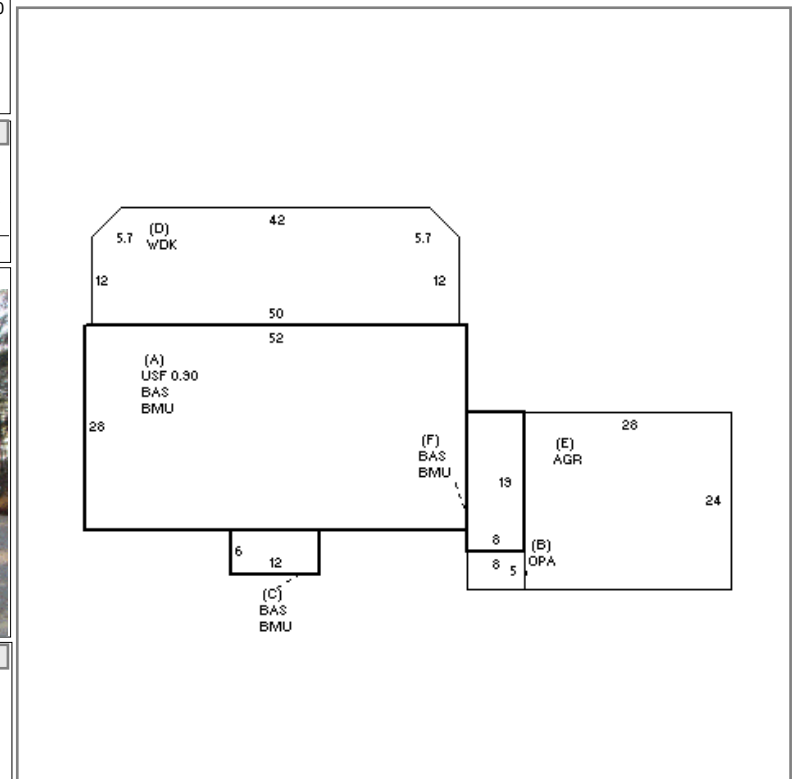
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	A	1.00	A	1.00	416,480	1.00	A	1.00	PF4	1.90		576,360
300	A	8,573	12	1.00	A	1.00	A	1.00	20,400	1.00	A	1.00	PF3	1.70		174,890

TOTAL	9.950 Acres		ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		NOTE				LAND	751,300	708,500
St Ind	AVERAGE			LAND	863,400	824,900			
Infl	AVERAGE			DETACHED	2,200	2,200			
				OTHER	224,000	211,600			
				TOTAL	1,840,900	1,747,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	10X10	100	22.01	1,100
SHF	A	1.00	50 0.50	10X10	100	22.01	1,100



BLDG COMMENTS



DET  
ACH  
ED

BUILDING	CD	ADJ	DESC	MEASURE	11/21/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/21/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/20/2017	TD
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	2001	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,027,835
NET AREA	2,990	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,680		67.15	112,813		
\$NLA(RCN)	\$344	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,680	2002	310.65	521,886		
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	1,310	2001	221.64	290,352		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	40		65.64	2,626		
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	784		51.46	40,344		
				INT FINISH	2	DRYWALL	1.00	E	AGR	N	ATT GARAGE	672		48.66	32,698		
				HEATING/COOL	1	FORCED AIR	1.00		F21	O	FPL 2S 1OP	1		13,325.60	13,326		
				FUEL SOURCE	1	OIL	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2002 / 21
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$863,400

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Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.630

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BON ACCORD REALTY LLC C/O ROBERT W KER III 7 SMITH RIDGE NEW CANAAN, CT 06840				13-98-0				404-412 SATUCKET ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

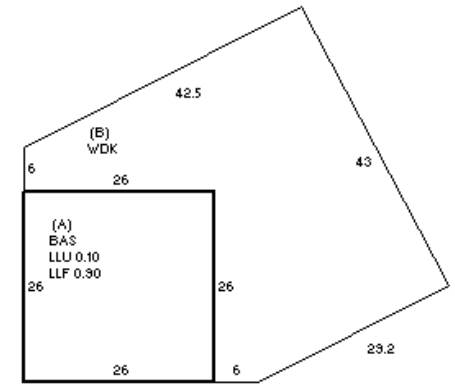
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	224,000	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/21/2017	NF
MODEL	1		RESIDENTIAL	LIST	2/4/2008	JH
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	12/20/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

OUTDOOR SHOWER

G

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	329,406	
NET AREA	1,284	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOWER LEVEL FIN	608	1969	122.80	74,665	CONDITION ELEM	CD	
\$NLA(RCN)	\$257	OVERALL	0.930	EXT COVER	10	VERT BOARD	0.98	A	LLU	N	LOWER LEVEL UNF	68		88.80	6,039	EXTERIOR	A	
CAPACITY				UNITS	ADJ	ROOF SHAPE	2	A	BAS	L	BASE AREA	676	1969	270.51	182,864	INTERIOR	A	
STORIES	1	1.00	ROOF COVER	1	1.00	B	WDK	N	WOOD DECK		1,379			36.46	50,273	KITCHEN	A	
ROOMS	5	1.00	FLOOR COVER	2	1.00	F11	O	FPL 1S 10P		1				7,102.40	7,102	BATHS	A	
BEDROOMS	3	1.00	INT FINISH	2	1.00											HEAT/ELEC	A	
BATHROOMS	2	1.00	HEATING/COOL	1	1.00													
FIXTURES	7	\$8,463	FUEL SOURCE	1	1.00													
GARAGE SPACES	0	1.00																
% BSMT FIN	90	1.00																
# 1/2 BATHS	0	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	1969 / 54	
																COND	32 32 %	
																FUNC	0	
																ECON	0	
																DEPR	32 % GD 68	
																RCNLD	\$224,000	