

Key: 648

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 669

LEGALS

DETACHED

BUILDING

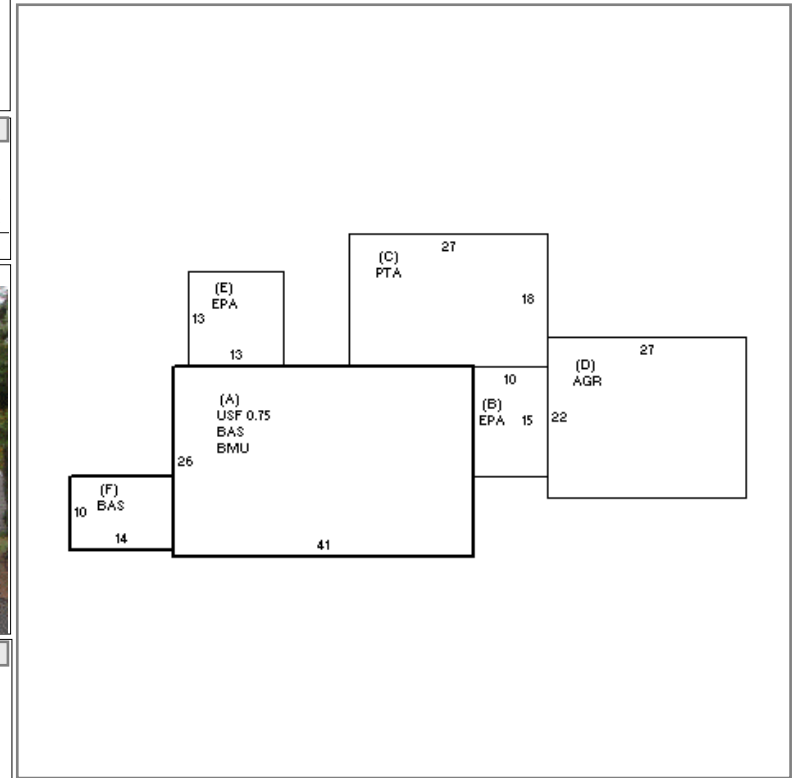
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-------------------------|--|--|--|
| MEIER JOHN W TRUSTEE 31 GLENDALE ROAD WEST HARTFORD, CT 06107 | | | | 79-3-0 | | | | 295 POINT OF ROCKS ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MEIER JOHN W TRUSTEE | | | | 07/20/1989 | XX | | 6814-44 | | | | |

| 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 | % |
| 2025-29 | | 13 | SPLIT/SUB/LA | | 07/29/2024 | JMG | 100 | 100 |
| 620 | 09/18/2020 | 7 | ALTERATIONS | 5,000 | 10/21/2020 | NF | 100 | 100 |
| 521 | 09/29/2008 | 7 | ALTERATIONS | 40,000 | 04/16/2010 | JH | 100 | 100 |
| 538 | 08/10/2006 | 7 | ALTERATIONS | 8,600 | 07/03/2007 | JH | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 39,750 | 5 | 1.00 | A | 1.00 | A | 1.00 | BA- | 3.50 | | 924,480 |

| TOTAL | 39,750 SF | ZONING | RM | FRNT | 0 | ASSESSED | | CURRENT | 924,500 | PREVIOUS | 747,200 |
|--------|-----------|---|--------------|------------------|------------------|----------|--|---------|---------|----------|---------|
| Nbhd | NBHD 5 | N O T E Lots 55, 61 & 62 with portions of Lots 54, 56, & 57: Plan Bk 93 Pg 151 - see Deed Description | LAND | 454,000 | 435,100 | | | | | | |
| St Ind | AVERAGE | | BUILDING | 0 | 0 | | | | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | | | | |
| | | | OTHER | 0 | 0 | | | | | | |
| | | | TOTAL | 1,378,500 | 1,182,300 | | | | | | |

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



| BUILDING | CD | ADJ | DESC | MEASURE | 10/21/2020 | NF |
|----------|----|------|-----------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/3/2007 | JH |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 12/30/2020 | MR |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| |

| YEAR BLT | 1954 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 667,650 | | | | |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|------|----|
| NET AREA | 2,006 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,066 | | 65.22 | 69,520 | CONDITION ELEM | CD | | | | |
| \$NLA(RCN) | \$333 | OVERALL | 1.050 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 1,066 | 1954 | 284.71 | 303,498 | EXTERIOR | A | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 800 | 1954 | 212.34 | 169,875 | INTERIOR | G | | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | EPA | N | ENCLOSED PORCH | 319 | | 79.03 | 25,211 | KITCHEN | A | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | C | PTA | N | PATIO | 486 | | 14.69 | 7,140 | BATHS | G | | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | D | AGR | N | ATT GARAGE | 594 | | 43.81 | 26,021 | HEAT/ELEC | G | | | | |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | F | BAS | L | BASE AREA | 140 | 2009 | 284.71 | 39,859 | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | F21 | O | O | FPL 2S 1OP | 1 | | 11,724.40 | 11,724 | | | | | | |
| | | | | | | | | ODS | O | O | OUTDOOR SHOWER | 1 | | 2,789.30 | 2,789 | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1969 / 54 | | |
| | | | | | | | | | | | | | | | | | | COND | 32 32 % | | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | | | DEPR | 32 | % GD | 68 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$454,000 | | |