**Key: 696**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 716

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| HOLLEY LESLIE NANETTE TRUSTEE<br>25 ENGLISH DRIVE<br>WILTON, CT 06897 | 79-43-0 | 52 CHAPEL LANE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| HOLLEY LESLIE NANETTE TRU | 12/26/2012 | F | | 26982-217 |
| PARTINGTON MICHAEL D C & | 10/14/2003 | A | 1 | 17790-328 |
| PARTINGTON MICHAEL | 07/31/2000 | QS | 390,000 | 13157-114 |

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

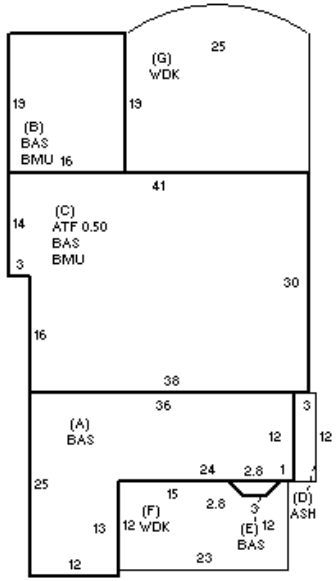
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 835 | 09/16/2021 | 7 | ALTERATIONS | 1,386 | 04/25/2022 | TCK | 100 | 100 |
| 420 | 04/30/2021 | 2 | ADD | 74,700 | 04/25/2022 | TCK | 100 | 100 |
| 554 | 06/12/2019 | 7 | ALTERATIONS | 5,300 | 07/09/2020 | NF | 100 | 100 |
| 253 | 04/18/2007 | 7 | ALTERATIONS | 9,750 | 09/24/2007 | 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 | 18,870 | 5 1.00 | A 1.00 | A 1.00 | 767,200 | 2.32 | A 1.00 | R12 3.50 | | | 772,310 |

| TOTAL | 18,870 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 5 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 772,300 | 582,900 |
| BUILDING | 418,400 | 401,400 |
| DETACHED | 12,900 | 12,800 |
| OTHER | 0 | 0 |
| TOTAL | **1,203,600** | **997,100** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 30 0.70 | 12X8 | | 96 | 22.01 | 1,500 |
| LBN | + 1.10 | 01 1.00 | 21X27 | 2021 | 567 | 20.13 | 11,400 |

PHOTO 04/25/2022

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 6 | 1.05 | COTT/BUNGLW [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 11/6/2020 | NF |
|---|---|---|
| LIST | 11/6/2020 | EST |
| REVIEW | 5/3/2022 | MR |

BLDG COMMENTS

3 SKYLIGHTS

| YEAR BLT | 1954 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,084 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $324 | OVERALL | 1.060 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $8,268 |
| 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 | 2 | SOFTWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 15 | HTWT+DCTLS AC | 1.01 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 2,084 | 1954 | 235.16 | 490,075 |
| + | BMU | N | BSMT UNFINISHED | 1,486 | | 55.79 | 82,897 |
| C | ATF | N | ATTIC FINISH | 591 | | 81.62 | 48,237 |
| D | ASH | N | ATT SHED | 36 | | 30.92 | 1,113 |
| + | WDK | N | WOOD DECK | 809 | | 41.55 | 33,616 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,095.20 | 8,095 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,559.90 | 2,560 |

| TOTAL RCN | 674,862 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 1957 / 66 | | |
|---|---|---|---|
| COND | 38 | 38 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 38 | % GD | 62 |
| RCNLD | $418,400 | | |