Key: 697

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 717

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KRAHN ROGER A & LOIS E 36 KOGER ROAD TRUMBULL, CT 06611	79-44-0	34 CHAPEL LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KRAHN ROGER A & LOIS E	01/27/2017	QS	565,000	30264-242
GRODECKI JAMES F & MERRIL	04/23/1998	H	184,500	11374-286
MACLEOD ALICE F				1139-43

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

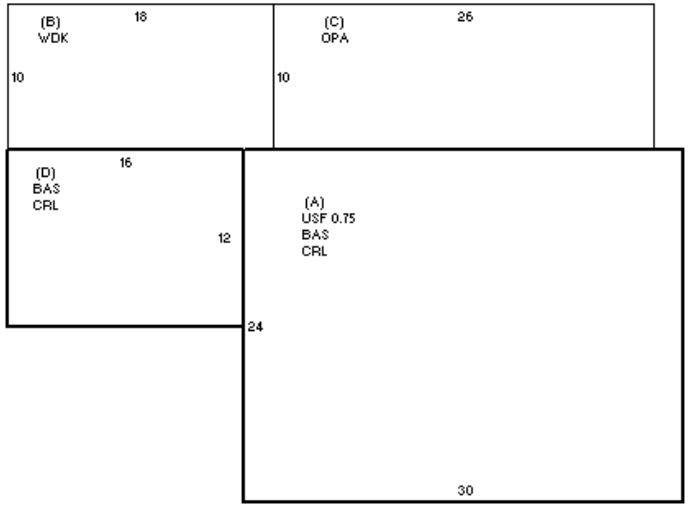
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SR22-2	06/27/2022	3	OUT BUILDING	5,800	04/12/2023	MR	100	100
79	01/31/2020	7	ALTERATIONS	650	11/06/2020	NF	100	100
	01/27/2017	16	MLS REVIEW	565,000	06/05/2018	JMG	100	100
363	09/08/2009	7	ALTERATIONS	26,600	04/16/2010	JH	100	100
169	04/06/1998	5	OTHER	2,400			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,662	5 1.00	A 1.00	A 1.00	767,200	2.71	A 1.00	R12 3.50			748,040

TOTAL	15,662 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	748,000	564,600
BUILDING	280,000	268,400
DETACHED	2,600	2,500
OTHER	0	0
TOTAL	**1,030,600**	**835,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	10X12	2022	120	21.39	2,600

PHOTO 11/06/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/6/2020	NF
LIST	10/2/2007	JH
REVIEW	1/5/2021	MR

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,452	DETAIL ADJ	1.000
$NLA(RCN)	$288	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	720		28.87	20,785
+	BAS	L	BASE AREA	912	1960	271.54	247,649
A	USF	L	UPPER STORY FIN	540	1960	189.44	102,297
B	WDK	N	WOOD DECK	180		39.98	7,197
C	OPA	N	OPEN PORCH	260		51.00	13,260
D	CRL	N	BSMT CRAWL	192		30.97	5,947
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	417,907

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

EFF.YR/AGE	1967 / 56	
COND	33	33 %
FUNC	0	
ECON	0	
DEPR	33	% GD 67
RCNLD		$280,000