

Key: 7036

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.264

LEG  
AL  
LAND

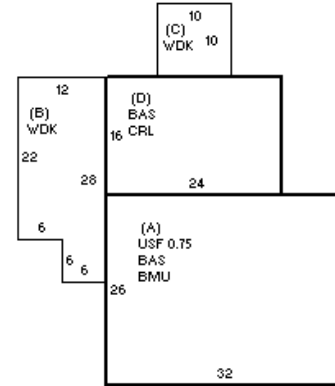
CURRENT OWNER				PARCEL ID				LOCATION			
JAMISON SARA C & SOTO PEDRO E 30 MCKINLEY AVENUE NEW HAVEN, CT 06515				52-48-0				42 PINE BLUFF ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JAMISON SARA C & SOTO PED				12/01/2017	QS	492,000	30937-254				
BLUM JAY E & JANE TRUSTE				10/15/2004	QS	470,000	19138-059				
GALLETTA BRIAN K & MARJOR				06/25/2001	N	150,000	13972-054				

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	%
	12/01/2017	16	MLS REVIEW	492,000	08/07/2018	JMG	100	100
		14	CYCLICAL GRO		08/09/2017	NF	100	100
247	04/03/2014	7	ALTERATIONS	3,500	06/02/2015	MW	100	100
491	11/20/2009	7	ALTERATIONS	7,580	04/13/2010	JH	100	100
380	07/24/1996	8	YARD ITEMS	15,000			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,400	14	1.00	A	1.00	A	1.00				247,770

TOTAL	16,379 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	247,800	254,100
St Ind	AVERAGE		BUILDING	488,700	461,500			
Infl	AVERAGE		DETACHED	18,500	18,200			
			OTHER	0	0			
						<b>TOTAL</b>	<b>755,000</b>	<b>733,800</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	20 0.80 22X22		484	44.90	17,400
SHF	A	1.00	50 0.50 8X12		96	22.01	1,100



BUILDING	CD	ADJ	DESC	MEASURE	8/9/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/9/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	8/7/2018	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

DETACHED

BU  
IL  
D  
IN  
G

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	603,282		
NET AREA	1,840	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		69.44	57,777	CONDITION ELEM	CD		
\$NLA(RCN)	\$328	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,216	1967	290.13	352,799	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	624	1967	216.39	135,027	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	400		46.14	18,455	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	D	CRL	N	BSMT CRAWL	384		35.74	13,724	BATHS	V		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		11,947.70	11,948	HEAT/ELEC	G		
				HEATING/COOL	11	HTWT/CL AIR	1.05		ODS	O	OUTDOOR SHOWER	1		2,842.50	2,843				
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1995 / 28
																		COND	19 19 %
																		FUNC	0
																		ECON	0
																		DEPR	19 % GD 81
																		RCNLD	\$488,700