Key: 7063

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,291

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PECK DAVIE D & CHRISTOPHER F **431 FAN HILL ROAD** **MONROE, CT 06468**	**51-22-0**	**10 MEADOW GLEN LANE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PECK DAVIE D & CHRISTOPHE	10/22/2004	QS	325,000	19163-240
SCHMIDT CHARLES L & ALICE	09/08/1970	XX		1483-1057

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

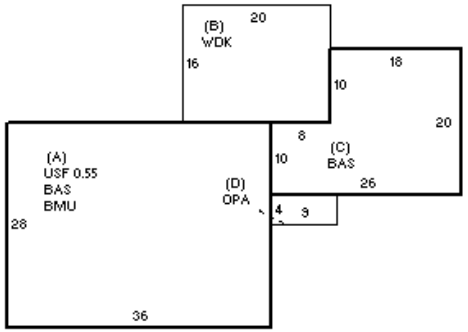
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
774	08/24/2021	3	OUT BUILDING	4,300	05/05/2022	TCK	100	100
39	01/14/2021	2	ADD	152,000	05/05/2022	TCK	100	100
475	08/03/2020	7	ALTERATIONS	3,281	12/18/2020	NF	100	100
497	06/11/2018	7	ALTERATIONS	9,677	07/16/2019	NF	100	100
581	07/27/2017	7	ALTERATIONS	11,813	06/01/2018	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,000	14 1.00	A 1.00	A 1.00	252,080	2.41	A 1.00	R03 1.15			251,440

TOTAL	17,990 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	251,400	257,900
BUILDING	543,800	513,500
DETACHED	1,800	1,700
OTHER	0	0
TOTAL	**797,000**	**773,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	8X10	2021	80	22.01	1,800

PHOTO 05/05/2022

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	8/16/2017	NF
LIST	8/16/2017	EST
REVIEW	5/23/2022	MR

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	2,002	DETAIL ADJ	1.000
$NLA(RCN)	$280	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.55	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,034
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	1	HARDWOOD	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
A	BMU	N	BSMT UNFINISHED	1,008		58.16	58,623
A	BAS	L	BASE AREA	1,008	1986	248.82	250,808
A	USF	L	UPPER STORY FIN	554	2005	191.30	105,978
B	WDK	N	WOOD DECK	320		40.38	12,920
C	BAS	L	BASE AREA	440	2021	248.82	109,480
D	OPA	N	OPEN PORCH	36		51.50	1,854
	F21	O	FPL 2S 1OP	1		10,455.50	10,456
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	560,639

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

EFF.YR/AGE	2020 / 3	
COND	3 3 %	
FUNC	0	
ECON	0	
DEPR	3	% GD 97
RCNLD		$543,800