

Key: 7077

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.305

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CURRENT OWNER						PARCEL ID				LOCATION					
SCHWARTZ ANDREW R & SCHWARTZ PETER L 74 COACH LANE FAIRFIELD, CT 06825						51-23-0				127 BROOK TRAIL ROAD					
						TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
						SCHWARTZ ANDREW R & KERFUT ANDREW C & GEORGIA				10/28/2002	QS	296,000		15806-149	
				11/10/1988	XX	145,000		6515-258							

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	%	
467	08/24/2005	7	ALTERATIONS	6,500	04/24/2007	JH	100	100	

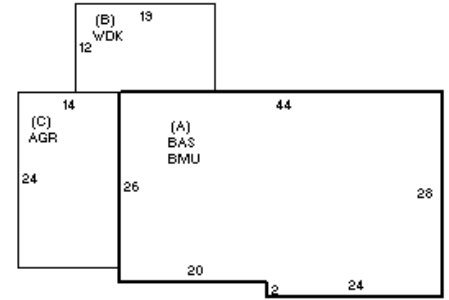
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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,600	14 1.00	A 1.00	A 1.00	252,080	2.08	A 1.00	R03	1.15		260,110

TOTAL	21,600 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	260,100	266,700
St Ind	AVERAGE		BUILDING	329,000	314,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	589,100	581,500

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	8/10/2017	NF
MODEL	1		RESIDENTIAL	LIST	5/17/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	10/31/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	1,192	DETAIL ADJ	1.000
\$NLA(RCN)	\$363	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	7	\$9,555	
GARAGE SPACES	1	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,192		59.29	70,669
A	BAS	L	BASE AREA	1,192	1986	266.59	317,775
B	WDK	N	WOOD DECK	228		41.16	9,385
C	AGR	N	ATT GARAGE	336		44.35	14,902
	F11	O	FPL 1S 1OP	1		8,018.90	8,019
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	432,841	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE	1986 / 37	
COND	24 24 %	
FUNC	0	
ECON	0	
DEPR	24 % GD 76	
RCNLD	\$329,000	