

Key: 717

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 738

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RICCARDI JOHN & EILEEN 365 HEMLOCK HILL ROAD N FAIRFIELD, CT 06824				78-77-717				18 DUNEWARD LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RICCARDI JOHN & EILEEN				05/15/2007	QS	1,350,000	22023-284				
ALHART LINDA C				07/25/1997	Q	313,000	10869-049				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
935	10/14/2021	7	ALTERATIONS	5,500	05/24/2022	TCK	100	100
244	03/17/2021	7	ALTERATIONS	30,000	05/24/2022	TCK	100	100
249	06/24/2009	2	ADD	4,200	04/16/2010	JH	100	100
675	11/07/2000	7	ALTERATIONS	14,200			100	100

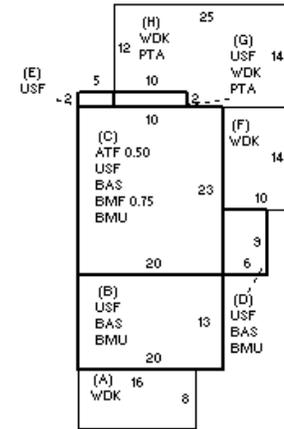
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
St Ind			BUILDING	1,681,600	1,604,800			
Infl			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,681,600	1,604,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/24/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2008	SAM
MODEL	10		CONDO RES	LIST	4/16/2010	JH
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	6/10/2022	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,868,444
NET AREA	1,808	DETAIL ADJ	4.215	COMPLEX	5	SEAPINES	2.20	+	WDK	N	WOOD DECK	618		33.90	20,950		
\$NLA(RCN)	\$1,033	OVERALL	1.000	STYLE	42	05-DUNEWARD	1.15	+	BMU	N	BSMT UNF	774		47.60	36,842		
				VIEW/LOC	12	VIEW/SEAPINES	1.65	+	BAS	L	BASE AREA	774	1977	1,025.81	793,975		
				HVAC	14	ELEC BB+AC	1.01	C	BMF	N	BSMT FIN-ADD	345		12.90	4,451		
				END/MIDDLE	1	END	1.00	C	ATF	L	ATTIC FIN	230	2000	720.66	165,752		
								+	USF	L	UPPER STORY	804	1977	1,025.81	824,749		
								+	PTA	N	PATIO	350		12.90	4,515		
									BMG	O	BASEMENT GARAGE	1		2,210.00	2,210		

CONDITION ELEM		CD
INTERIOR		A
KITCHEN		V
BATHS		A
EXTERIOR		A
EFF.YR/AGE		1990 / 33
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$1,681,600	