

Key: 7264

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.492

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION								
LAMMEY GLENN D & KAY 34 WYNGATE LANE SIMSBURY, CT 06070		72-19-0		38 CAPTAIN BAKER ROAD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
LAMMEY GLENN D & KAY		05/18/2023	QS	3,200,000	35791-247							
OLIVER FAMILY QUAL PERSON		03/12/2013	F	1 27199-126								
OLIVER GEORGE & KAREN		03/29/2002	QS	335,000	14993-251							
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,600	15 1.00	A 1.00	A 1.00	613,760	1.88	A	1.00	PF4	2.80	650,730
350	A	0.101	15 1.00	A 1.00	A 1.00	2,100	1.00	A	1.00	TWP	1.00	210

LAND

TOTAL	29,000 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE	LAND	650,900	641,800			
St Ind	AVERAGE		BUILDING	1,878,000	2,380,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>				<b>2,528,900</b>	<b>3,022,200</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



**BLDG COMMENTS**  
LLF=FAM RM/STUDY/BEDRM/BATH/GYM; Fixtures in Laundry, Garage, LLF, Outdoor

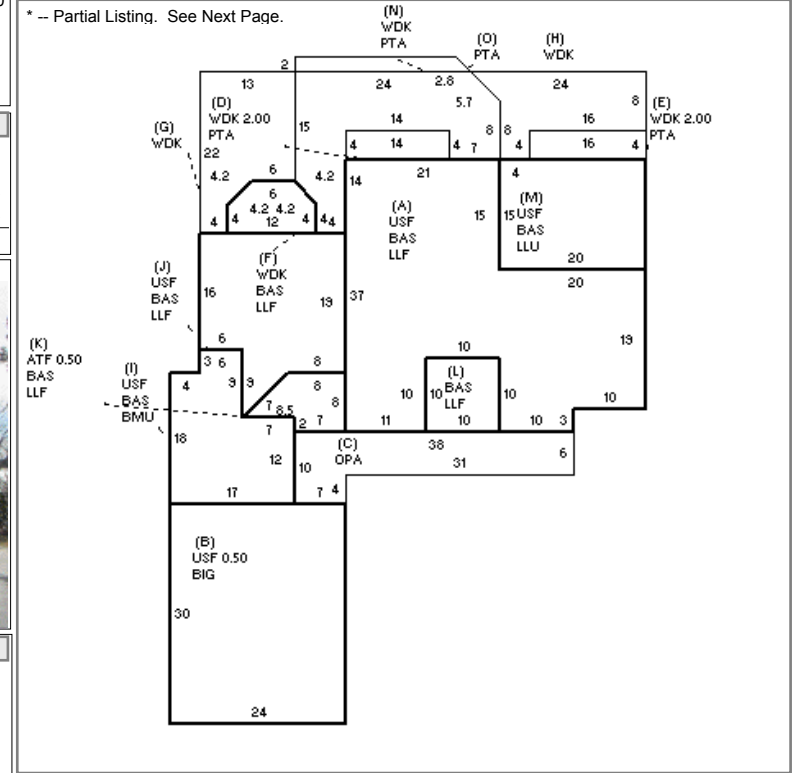
BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/9/2023	JMG
MODEL	1		RESIDENTIAL	LIST	11/9/2023	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	11/9/2023	JMG
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

LOADING

YEAR BLT	2002	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	6,435	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$324	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	1.00	B	ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	14	1.00	C	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	5	1.00	D	INT FINISH	2	DRYWALL	1.00
BATHROOMS	5	1.00	E	HEATING/COOL	9	WARM/CL AIR	1.03
FIXTURES	28	\$63,063	F	FUEL SOURCE	2	GAS	1.00
GARAGE SPACES	2	1.00	G				
% BSMT FIN	100	1.00	H				
# 1/2 BATHS	2	1.00	I				
# OF UNITS	1	1.00	J				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-373	04/17/2024	7	ALTERATIONS	2,000				0
		30	ABATEMENT RE		11/09/2023	JMG	100	100
56	01/18/2019	2	ADD	100,000	07/06/2020	NF	100	100
178	03/11/2016	7	ALTERATIONS	70,000	03/17/2017	NF	100	100
		12	CYCLICAL NON		02/02/2004	JB	100	100



TOTAL RCN	2,086,657
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2012 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$1,878,000

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CURRENT OWNER				PARCEL ID			LOCATION				
LAMMEY GLENN D & KAY				72-19-0			38 CAPTAIN BAKER ROAD				
34 WYNGATE LANE				TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	
SIMSBURY, CT 06070											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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

\* -- Partial Listing. See Previous Page.

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND		
St Ind		BUILDING			
Infl		DETACHED			
			OTHER		
			TOTAL		

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

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BUILDING	CD	ADJ	DESC	MEASURE
				LIST
MODEL				REVIEW
STYLE				
QUALITY				
FRAME				

BLDG COMMENTS

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION *	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	CONDITION ELEM	CD
											MST	O	MAS/METAL STACK	1		8,448.00	8,448			
											ODS	O	OUTDOOR SHOWER	1		4,058.50	4,059			
CAPACITY		UNITS	ADJ																	
																			EFF.YR/AGE	
																			COND	
																			FUNC	
																			ECON	
																			DEPR	% GD
																			RCNLD	