**Key: 731**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 752

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| BILLINGS BARBARA L<br>15 GLOUCESTER LANE<br>WEST HARTFORD, CT 06107 | 78-77-731 | 37 FRIENDSHIP LANE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| BILLINGS BARBARA L | 10/26/2020 | A | 100 | 33395-232 |
| BILLINGS SAMUEL G & BARBA | 03/26/2020 | QS | 510,000 | 32787-346 |
| KERR BRIAN D TRUSTEE OF | 04/30/2018 | A | 100 | 31233-284 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1020 | 100 | CONDOMINIUM | | 1 | 1 of 1 |

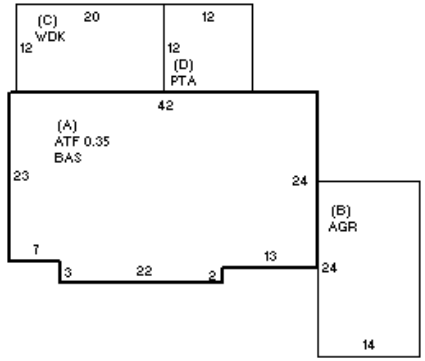
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | 03/26/2020 | 15 | SALE REVIEW | 510,000 | 01/15/2021 | JMG | 100 | 100 |
| 872 | 10/28/2015 | 7 | ALTERATIONS | 900 | 05/19/2016 | WFF | 100 | 100 |
| 147 | 03/16/2015 | 7 | ALTERATIONS | 13,400 | 05/19/2016 | WFF | 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 |
|---|---|---|---|---|---|
| Nbhd | | NOTE | | | |
| St Ind | | | | | |
| Infl | | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 0 | 0 |
| BUILDING | 743,600 | 702,200 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **743,600** | **702,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 05/19/2016

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 10 | | CONDO RES |
| STYLE | 2 | 1.00 | STAND ALONE [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | N/A [100%] |

| | | |
|---|---|---|
| MEASURE | 12/10/2008 | SAM |
| LIST | 12/10/2008 | EST |
| REVIEW | 1/15/2021 | JMG |

| | | | |
|---|---|---|---|
| YEAR BLT | 1977 | SIZE ADJ | 1.000 |
| NET AREA | 1,411 | DETAIL ADJ | 2.555 |
| $NLA(RCN) | $613 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHS | 2 | 1.00 |
| HALF BATHS | 1 | 1.00 |
| FIREPLACES | 1 | $3,300 |
| % COMMON OWNER | 0.02 | 1.00 |
| FIXTURES | 8 | $10,400 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| COMPLEX | 5 | SEAPINES | 2.20 |
| STYLE | 43 | 05-FRIENDSHIP | 1.15 |
| VIEW/LOC | 1 | NONE | 1.00 |
| HVAC | 14 | ELEC BB+AC | 1.01 |
| END/MIDDLE | 1 | END | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE AREA | 1,045 | 1977 | 635.81 | 664,426 |
| A | ATF | L | ATTIC FIN | 366 | 1977 | 446.68 | 163,484 |
| B | AGR | N | ATT GARAGE | 336 | | 38.70 | 13,003 |
| C | WDK | N | WOOD DECK | 240 | | 33.90 | 8,136 |
| D | PTA | N | PATIO | 144 | | 12.90 | 1,858 |

| TOTAL RCN | 864,607 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| EXTERIOR | A |

| EFF.YR/AGE | 1978 / 45 | | |
|---|---|---|---|
| COND | 14 | 14 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 14 | % GD | 86 |
| RCNLD | | | $743,600 |