Key: 7685

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,913

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SMITH DOUGLAS & KATHLEEN 38 PEBBLE BEACH DRIVE BLOOMFIELD, CT 02006	97-114-0	442 THOUSAND OAKS DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SMITH DOUGLAS & KATHLEEN	11/28/2022	QS	660,000	(231644)
GRANELLI KEVIN W & DEBOR	01/30/1998	A	100	(147368)
GRANELLI FRED & FRANCES	06/29/1993	A	16,000	N/A-N/A

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

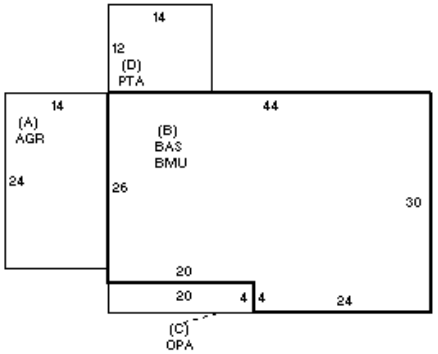
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-628	07/29/2024	2	ADD	327,670			0	0
	11/28/2022	15	SALE REVIEW	660,000	07/13/2023	JMG	100	100
		14	CYCLICAL GRO		11/04/2020	TCK	100	100
379	06/07/2006	3	OUT BUILDING	1,000	08/08/2007	JH	100	100
		12	CYCLICAL NON		09/08/2003	TG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,153	13 1.00	A 1.00	A 1.00	219,200	1.25	A 1.00	R02 1.00			271,330

TOTAL	43,153 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	271,300	256,000
BUILDING	365,200	349,000
DETACHED	4,900	4,800
OTHER	0	0
TOTAL	**641,400**	**609,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	15 0.85	12X20	2006	240	23.81	4,900

PHOTO 11/04/2020

BLDG COMMENTS

INFO @ DOOR 11/4/20

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/4/2020	TCK
LIST	11/4/2020	EST
REVIEW	7/13/2023	JMG

YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	1,240	DETAIL ADJ	1.000
$NLA(RCN)	$347	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
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	4	VINYL	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	336		44.35	14,902
B	BMU	N	BSMT UNFINISHED	1,240		57.06	70,749
B	BAS	L	BASE AREA	1,240	1996	258.83	320,943
C	OPA	N	OPEN PORCH	80		52.50	4,200
D	PTA	N	PATIO	168		15.86	2,665
	F11	O	FPL 1S 1OP	1		8,018.90	8,019

TOTAL RCN 429,667

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

EFF.YR/AGE 2003 / 20

COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85

RCNLD $365,200