

Key: 7793

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.021

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
AVITABLE PAUL J & MARION 1195 DUNBAR HILL ROAD HAMDEN, CT 06514				95-5-0				178 JONATHANS WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
AVITABLE PAUL J & MARION				12/16/2011	QS	225,000	25931-82					
WICKLUND CARL E &				06/27/2001	H	75,000	13981-095					
DORR MILTON E				07/27/1992	H	N/A-N/A	N/A-N/A					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,500	13	1.00	A	1.00	A	1.00				215,670

LAND

TOTAL	16,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	215,700	203,500
St Ind	AVERAGE		BUILDING	324,800	306,700			
Infl	AVERAGE		DETACHED	1,900	1,900			
			OTHER	0	0			
						TOTAL	542,400	512,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12	2016	96	22.01	1,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/29/2020	TCK
MODEL	1		RESIDENTIAL	LIST	8/19/2003	JB
STYLE	4	1.02	CAPE [100%]	REVIEW	12/15/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1967	SIZE ADJ	1.000
NET AREA	1,512	DETAIL ADJ	1.000
\$NLA(RCN)	\$311	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,346
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	864		63.13	54,544
A	BAS	L	BASE AREA	864	1967	295.41	255,230
A	USF	L	UPPER STORY FIN	648	1967	196.72	127,473
B	WDK	N	WOOD DECK	140		41.94	5,872
C	ASH	N	ATT SHED	32		31.20	998
	BMG	O	BSMT GARAGE	1		4,758.30	4,758
	F21	O	FPL 2S 1OP	1		10,861.60	10,862
	ODS	O	OUTDOOR SHOWER	1		2,584.10	2,584

TOTAL RCN	470,669
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1971 / 52
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$324,800

