Key: 7834

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,062

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PORRIELLO MARK J 370 MAIN STREET WETHERSFIELD, CT 06109	96-34-0	89 BEACH ROSE LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PORRIELLO MARK J	05/15/2020	L	225,000	32908-129
U S BANK NATIONAL ASSOCIA	03/22/2019	L	315,057	31904-311
LARSEN JESSICA L	08/04/2011	H		25603-8

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

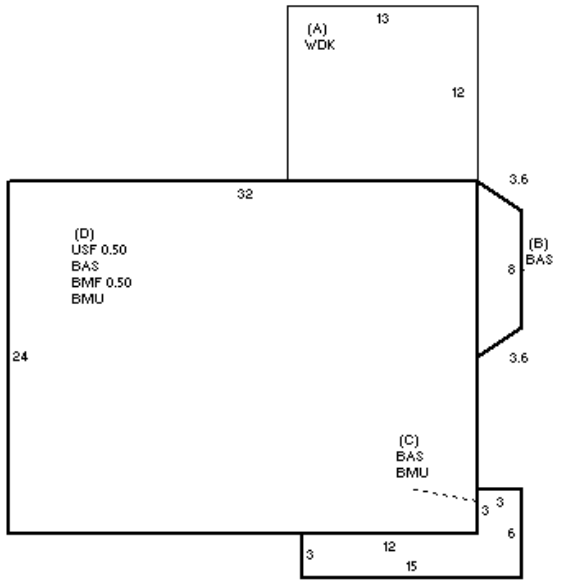
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
646	08/19/2022	7	ALTERATIONS	750	03/03/2023	TCK	100	100
427	07/14/2020	7	ALTERATIONS	18,000	10/13/2020	TCK	100	100
407	07/07/2020	7	ALTERATIONS	2,200	10/13/2020	TCK	100	100
554	07/31/2012	7	ALTERATIONS	750	01/24/2013	SF	100	100
NP		12	CYCLICAL NON		01/19/2011	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,700	13 1.00	A 1.00	A 1.00	219,200	2.15	A 1.00	R02 1.00			224,390

TOTAL	20,700 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	224,400	211,700
BUILDING	274,500	259,200
DETACHED	1,300	1,300
OTHER	0	0
TOTAL	**500,200**	**472,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X8	2010	64	22.01	1,300

PHOTO 03/03/2023

BLDG COMMENTS

BMF= FAM RM, 1/2 BTH (PER PLANS)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/13/2020	TCK
LIST	1/19/2011	JH
REVIEW	4/3/2023	EMZ

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	1,236	DETAIL ADJ	1.000
$NLA(RCN)	$327	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,630
GARAGE SPACES	0	1.00
% BSMT FIN	50	1.00
# 1/2 BATHS	1	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	156		39.98	6,237
+	BAS	L	BASE AREA	852	1969	281.60	239,924
+	BMU	N	BSMT UNFINISHED	822		60.18	49,468
D	BMF	N	BSMT FINISH	384		41.14	15,799
D	USF	L	UPPER STORY FIN	384	1969	189.44	72,744
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	403,620
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1969 / 54		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD			$274,500