Key: 8272

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,509

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FELBER FRANCIS J & LAURIE D 139 SOUTH CENTER STREET WINDSOR LOCKS, CT 06096	93-19-0	31 NUTLEY ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FELBER FRANCIS J & LAURIE	01/25/1991	Q	106,000	7422-201
FRANCIS & LAURIE FELBER	05/15/1989	QS	120,000	N/A-N/A

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

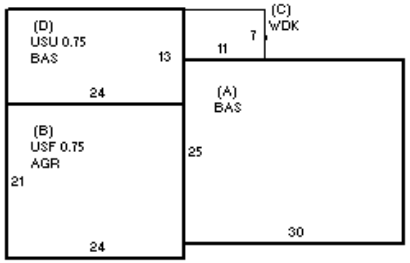
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
375	08/03/2010	7	ALTERATIONS	11,000	12/16/2010	MR	100	100
		12	CYCLICAL NON		12/09/2003	JB	100	100
50	03/08/1991	2	ADD	2,000	04/01/1992		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,300	13 1.00	A 1.00	A 1.00	219,200	2.93	A 1.00	R03 1.00			211,090

TOTAL	14,300 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	211,100	199,200
BUILDING	256,900	242,700
DETACHED	0	0
OTHER	0	0
TOTAL	**468,000**	**441,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/05/2021

BLDG COMMENTS

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	2/5/2021	TCK
LIST	12/16/2010	MR
REVIEW	3/11/2021	MR

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,440	DETAIL ADJ	1.000
$NLA(RCN)	$270	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,566
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN 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	2	SOFTWOOD	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,062	1965	253.45	269,165
B	AGR	N	ATT GARAGE	504		37.63	18,964
B	USF	L	UPPER STORY FIN	378	1965	180.15	68,098
C	WDK	N	WOOD DECK	77		38.02	2,928
D	USU	N	UPPER STORY UNF	234		54.74	12,809
	F11	O	FPL 1S 1OP	1		7,407.90	7,408
	ODS	O	OUTDOOR SHOWER	1		2,342.60	2,343

TOTAL RCN	389,280

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

EFF.YR/AGE	1965 / 58		
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD	$256,900		