Key: 8391

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,631

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHEEDY BARBARA J C/O ROSEMARY E. GIULIANO, POA 39 SHERMAN HILL ROAD WOODBURY, CT 06798	51-91-0	16 PINE OAK ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHEEDY BARBARA J	05/12/1989	QS	221,500	(117521)

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

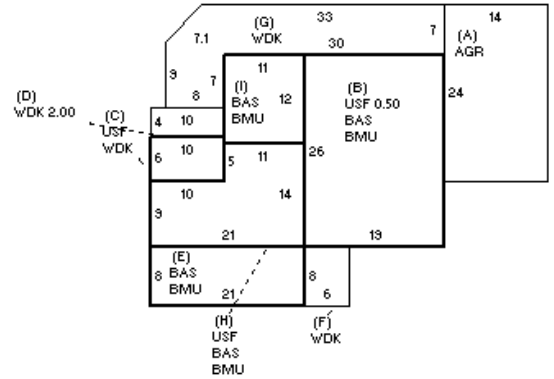
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
697	09/05/2014	7	ALTERATIONS	30,000	06/23/2015	MW	100	100
869	08/07/2014	7	ALTERATIONS	1,200	06/23/2015	MW	100	100
421	06/14/2007	7	ALTERATIONS	7,000	04/04/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,095	13 1.00	A 1.00	A 1.00	295,920	2.80	A 1.00	PV7 1.35			287,030

TOTAL	15,095 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE	POND VIEW		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	287,000	270,800
BUILDING	424,600	406,200
DETACHED	0	0
OTHER	0	0
TOTAL	**711,600**	**677,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/13/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPOR [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/13/2021	TCK
LIST	2/13/2021	EST
REVIEW	3/18/2021	MR

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,589	DETAIL ADJ	1.000
$NLA(RCN)	$347	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,892
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	4	FLR & WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	6	SALTBOX	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	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	336		48.15	16,179
+	BMU	N	BSMT UNFINISHED	1,038		64.37	66,814
+	BAS	L	BASE AREA	1,038	1984	297.87	309,190
+	USF	L	UPPER STORY FIN	551	1984	211.73	116,661
+	WDK	N	WOOD DECK	498		44.69	22,255
	F11	O	FPL 1S 1OP	1		8,706.20	8,706
	ODS	O	OUTDOOR SHOWER	1		2,753.10	2,753

TOTAL RCN	551,450

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

EFF.YR/AGE	1987 / 36		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$424,600		