

Key: 892

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 920

LEGAL

LAND

DETACHED

BUILDING

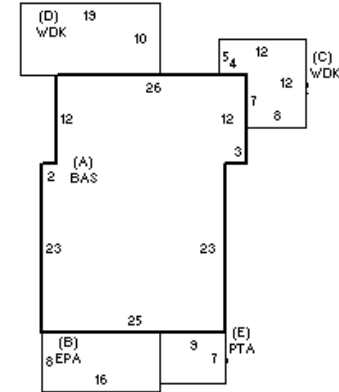
CURRENT OWNER		PARCEL ID		LOCATION	
KATZ STEPHEN R & JANE O 27 QUAIL ROAD GREENWICH, CT 06831		90-85-0		152 NELSON STREET	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KATZ STEPHEN R & JANE O		04/28/2000	QS	230,000	12978-227
POLLARD JOHN M & NANCY A		08/16/1991	QS	145,000	7651-149

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 %
427	05/20/2013	7	ALTERATIONS	3,000	08/07/2014	RJM	100 100
NP		12	CYCLICAL NON		10/22/2007	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,680 6	1.00	A	1.00	A	1.00	964,480	5.11	A	1.00	BG- 4.40	868,540

TOTAL	7,680 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE	LAND	868,500	819,400			
St Ind	AVERAGE		BUILDING	158,900	152,100			
Infl	AVERAGE		DETACHED	2,400	2,400			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,029,800</b>	<b>973,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 6X8		48	22.94	900
SHF	A	1.00	30 0.70 8X12		96	22.01	1,500



BUILDING	CD	ADJ	DESC	MEASURE	11/20/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/20/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	1/8/2021	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	226,986			
NET AREA	887	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	887	1970	217.41	192,845	CONDITION ELEM	CD			
\$NLA(RCN)	\$256	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	B	EPA	N	ENCLOSED PORCH	128		63.39	8,114	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	306		30.87	9,446	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SH	1.00	E	PTA	N	PATIO	63		16.27	1,025	KITCHEN	A			
				FLOOR COVER	2	SOFTWOOD	1.00		CPC	O	CAPE CELLAR	1		4,567.50	4,568	BATHS	A			
				INT FINISH	3	WD PANEL	1.00		F11	O	FPL 1S 1OP	1		6,014.10	6,014	HEAT/ELEC	A			
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		1,901.80	1,902					
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	1973 / 50	
																		COND	30 30 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	30 % GD 70	
																		RCNLD	\$158,900	