

Key: 980

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.088

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CARNEY GREGORY F ET AL 69 WOODBINE LANE FAIRFIELD, CT 06825		115-29-0		110 HILLBOURNE TERRACE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CARNEY GREGORY F ET AL		08/08/2012	F		(197848)
CARNEY ANN D ESTATE OF		11/07/1983	XX		(94163)

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 %

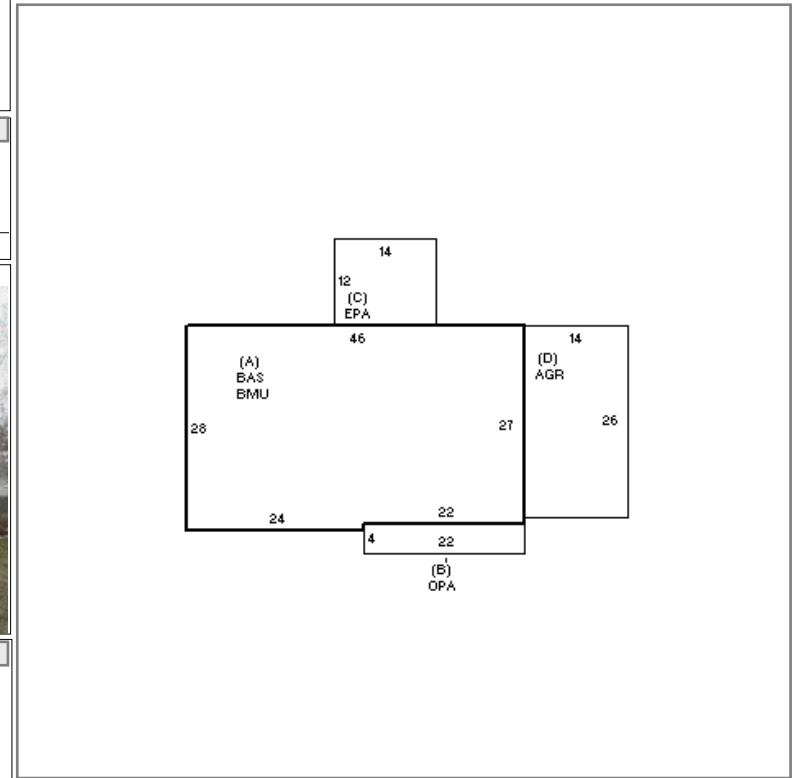
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,300 8	1.00 8-C	1.00 A	1.00	526,080	1.84 A	1.00 R17	2.40			561,630

TOTAL	25,300 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE	LAND	561,600	529,900			
St Ind	HILLBOURNE		BUILDING	339,400	324,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	901,000	854,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/29/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/13/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	3/2/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,266	DETAIL ADJ	1.000
\$NLA(RCN)	\$357	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$8,190	
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	1,266		57.06	72,233
A	BAS	L	BASE AREA	1,266	1984	258.83	327,673
B	OPA	N	OPEN PORCH	88		52.50	4,620
C	EPA	N	ENCLOSED PORCH	168		80.30	13,490
D	AGR	N	ATT GARAGE	364		43.45	15,814
	F11	O	FPL 1S 1OP	1		8,018.90	8,019
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	452,574
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1984 / 39
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$339,400