

Key: 990

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.099

LEGAL

LAND

DETACHED

BUILDING

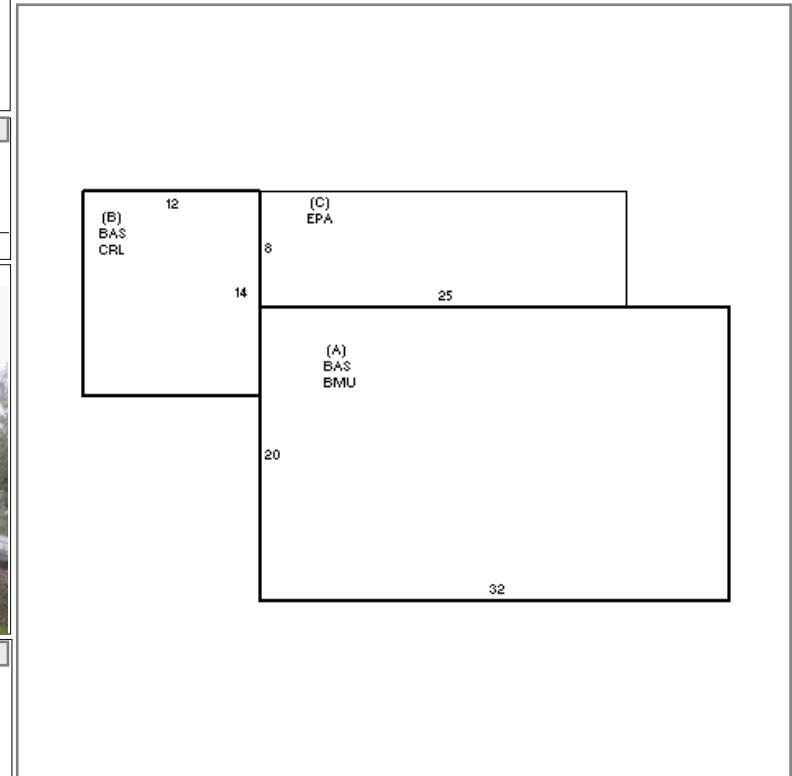
CURRENT OWNER				PARCEL ID				LOCATION				
131 LINNELL LANDING LLC 146 SEDGWICK ROAD W HARTFORD, CT 06107				102-65-0				131 LINNELL LANDING ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
131 LINNELL LANDING LLC				03/02/2023	B	1	35660-298					
NICHOLS FRANK C & NANCY				09/14/2022	QS	910,000	35362-282					
CAPTAIN DEL ASSOCIATES IN				04/23/2007	QS	575,000	21964-55					

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	%
23-234	03/22/2023	7	ALTERATIONS	3,000	05/01/2024	NF	100	100
	09/14/2022	15	SALE REVIEW	910,000	06/21/2023	JMG	100	100
531	10/01/2008	7	ALTERATIONS	8,000	03/30/2009	JH	100	100
750	11/13/2007	7	ALTERATIONS	8,800	09/16/2008	JH	100	100
NP		12	CYCLICAL NON		11/02/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,220	7	1.00	A	1.00	A	1.00	BAV	3.50		694,990

TOTAL	8,220 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 7	N LOT 2 ON PLAN BK 554 PG 15 ADDED TO THIS O PARCEL FOR FY 2001 (1501 SQ FT) -- BOOK 12750 PG T 244 12/28/99 -- NOW LOT 29 & 2 ON ABOVE PLAN E				LAND	695,000	655,700
St Ind	AVERAGE					BUILDING	203,400	186,700
Infl	AVERAGE					DETACHED	6,100	6,000
						OTHER	0	0
						TOTAL	904,500	848,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	-	0.90	30 0.70	16X18+2X8		304	28.62	6,100



BUILDING	CD	ADJ	DESC	MEASURE	1/22/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/2/2007	JH
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	5/20/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1931	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	317,890				
NET AREA	808	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	640		66.04	42,268	CONDITION ELEM	CD				
\$NLA(RCN)	\$393	OVERALL	1.060	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	808	1931	292.65	236,457	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	B	CRL	N	BSMT CRAWL	168		32.19	5,407	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00	C	EPA	N	ENCLOSED PORCH	200		81.06	16,213	KITCHEN	G				
				FLOOR COVER	2	SOFTWOOD	1.00		F11	O	FPL 1S 1OP	1		8,095.20	8,095	BATHS	A				
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,559.90	2,560	HEAT/ELEC	A				
				HEATING/COOL	15	HTWT+DCTLS AC	1.01														
				FUEL SOURCE	1	OIL	1.00														
																		EFF.YR/AGE	1961 / 62		
																		COND	36 36 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	36	% GD	64
																		RCNLD	\$203,400		