

Key: 13915

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.365

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
PAGGI JOSEPH E JR & CHARLEEN J TRUSTEES JAY & CHARLEEN PAGGI TRUST 147 WINSTEAD ROAD BREWSTER, MA 02631		61-47-0		147 WINSTEAD ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PAGGI JOSEPH E JR & CHARL		02/08/2023	F	100	35630-169
PAGGI JOSEPH E & CHARLEEN		05/06/2016	QS	699,000	29633-26
POND OAKS LLC		06/30/2011	S	1,000,000	25541-127

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 %
417	07/09/2020	7	ALTERATIONS	5,000	01/14/2021	TCK	100 100
151	02/24/2017	7	ALTERATIONS	9,000	05/29/2018	NF	100 100
377	05/06/2014	1	NEW CONSTRUC	225,000	06/19/2015	MW	100 100
378	05/06/2014	1	NEW CONSTRUC	225,000	05/13/2016	WFF	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	13	1.00	13W	1.00	A	1.00	197,280	1.00	A	1.00	R01	0.90		273,010
300	A	0.011	13	1.00	13W	1.00	A	1.00	10,800	1.00	A	1.00	R01	0.90		120

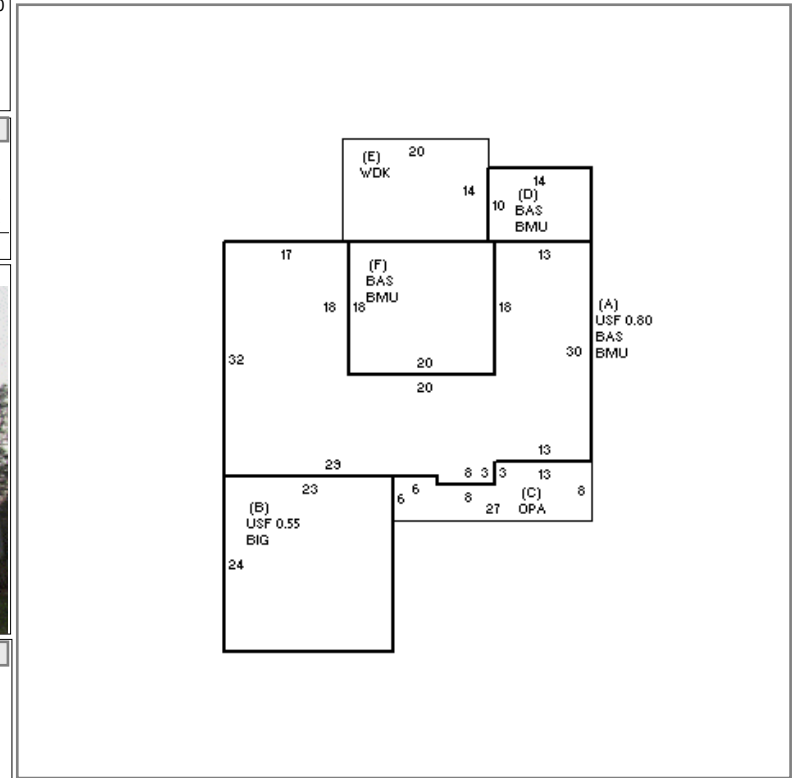
TOTAL	1.388 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E Subdivision of Map 40 Parcel 67 & Map 49 Parcel 8 for F/Y 07 -- Lot 10 on Plan Book 598/56-62	LAND	273,100	257,700			
St Ind	WINSTEAD		BUILDING	951,300	908,600			
Infl	AVERAGE		DETACHED	3,000	3,000			
			OTHER	0	0			
			TOTAL	1,227,400	1,169,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 10X14	2018	140	21.39	3,000



PHOTO 01/14/2021

BLDG COMMENTS
INFO @ DOOR 1/14/2021



BUILDING	CD	ADJ	DESC	MEASURE	1/14/2021	TCK
MODEL	1		RESIDENTIAL	LIST	6/19/2015	MW
STYLE	4	1.02	CAPE [100%]	REVIEW	1/29/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2014	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,003	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,722		68.43	117,831
\$NLA(RCN)	\$348	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,362	2014	316.55	431,146
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,281	2014	225.86	289,323
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BIG	N	BUILT-IN GARAGE	552		65.10	35,935
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	180		66.89	12,039
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	280		52.44	14,683
				HEATING/COOL	9	WARM/CL AIR	1.03	F	BAS	L	BASE AREA	360	2014	316.55	113,959
				FUEL SOURCE	2	GAS	1.00	GFP	O		GAS FIREPLACE	1		4,181.70	4,182
								ODS	O		OUTDOOR SHOWER	1		3,230.50	3,231

TOTAL RCN	1,045,396
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2014 / 9
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$951,300