

Key: 194

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 207

LEGAL

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--|--|------------|----|----------------|--------------|
| PAULSON THOMAS L TRUSTEE & PAULSON ROBERTA R TRUSTEE PO BOX 3 BREWSTER, MA 02631 | | 50-75-0 | | 46 GRAHAM ROAD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| PAULSON THOMAS L TRUSTEE | | 11/15/2016 | F | 1 30089-206 | |
| PAULSON THOMAS L & ROBERT | | 09/10/1970 | XX | 15,000 | 1484-62 |

| 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 % |
| 864 | 10/05/2018 | 7 | ALTERATIONS | 14,350 | 06/19/2019 | NF | 100 100 |
| 825 | 09/24/2018 | 77 | SOLAR PANELS | 8,040 | 06/19/2019 | NF | 100 100 |
| | | 14 | CYCLICAL GRO | | 03/22/2018 | NF | 100 100 |
| 265 | 04/08/2014 | 7 | ALTERATIONS | 35,000 | 06/17/2015 | MW | 100 100 |
| 442 | 08/06/1999 | 5 | OTHER | 6,000 | 01/03/2000 | LB | 100 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|---------|--------|----------|------|--------|----------|----|------------|-----------|
| 100 | S | 11,200 3 | 1.00 | 3A 1.00 | A 1.00 | 767,200 | 3.63 | A 1.00 | BAV 3.50 | | | 715,580 |

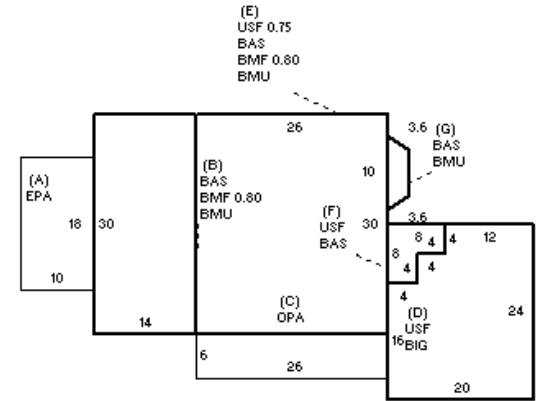
| TOTAL | 11,200 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|---------------|--------|----------|---------|---------|--------------|------------------|------------------|
| Nbhd | NBHD 3 | NOTE | | | | LAND | 715,600 | 675,100 |
| St Ind | BREWSTER PARK | | BUILDING | 875,500 | 826,800 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,591,100 | 1,501,900 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS | | |
|---------------|------------|----|
| MEASURE | 3/22/2018 | NF |
| LIST | 3/22/2018 | NF |
| REVIEW | 12/20/2019 | MR |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 3/22/2018 | NF |
|----------|----|------|-----------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/22/2018 | NF |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 12/20/2019 | MR |
| QUALITY | G+ | 1.45 | GOOD + [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

G

| YEAR BLT | 1999 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,030,049 | | | |
|---------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|-----------|------------|------------|--|
| NET AREA | 2,337 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | EPA | N | ENCLOSED PORCH | 180 | | 118.66 | 21,358 | CONDITION ELEM | CD | | | |
| \$NLA(RCN) | \$441 | OVERALL | 1.070 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,224 | | 84.31 | 103,192 | EXTERIOR | G | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BMF | N | BSMT FINISH | 960 | | 55.23 | 53,024 | INTERIOR | A | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | C | OPA | N | OPEN PORCH | 156 | | 77.58 | 12,102 | KITCHEN | A | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | D | BIG | N | BUILT-IN GARAGE | 432 | | 80.65 | 34,841 | BATHS | A | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | + | USF | L | UPPER STORY FIN | 1,065 | 1999 | 273.60 | 291,381 | HEAT/ELEC | A | | | |
| | | | | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | + | BAS | L | BASE AREA | 1,272 | 1999 | 382.44 | 486,470 | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | MST | O | MAS/METAL STACK | 1 | | 7,799.40 | 7,799 | | | | | |
| | | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | 3,746.90 | 3,747 | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | EFF.YR/AGE | 2003 / 20 | |
| STORIES | 1.9 | 1.00 | | | | | | | | | | | | | | | | COND | 15 15 % | |
| ROOMS | 8 | 1.00 | | | | | | | | | | | | | | | | FUNC | 0 | |
| BEDROOMS | 4 | 1.00 | | | | | | | | | | | | | | | | ECON | 0 | |
| BATHROOMS | 2 | 1.00 | | | | | | | | | | | | | | | | DEPR | 15 % GD 85 | |
| FIXTURES | 8 | \$16,136 | | | | | | | | | | | | | | | | RCNLD | \$875,500 | |
| GARAGE SPACES | 1 | 1.00 | | | | | | | | | | | | | | | | | | |
| % BSMT FIN | 80 | 1.00 | | | | | | | | | | | | | | | | | | |
| # 1/2 BATHS | 1 | 1.00 | | | | | | | | | | | | | | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | | | | | | | | | | | | | | |