

Key: 5735

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.954

LEGALS

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--|------|------------------|---------|----------------|------------|
| LEMAITRE WILLIAM D & LEMAITRE ANNE FUSCO | | 47-40-0 | | 39 PADDOCK WAY | |
| 39 PADDOCK WAY BREWSTER, MA 02631 | | TRANSFER HISTORY | | DOS | T |
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl |
| 100 | S | 60,000 | 12 1.00 | 12A 1.00 | A 1.00 |
| 300 | A | 0.013 | 12 1.00 | 12A 1.00 | A 1.00 |
| ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT |
| 230,160 | 1.00 | A | 1.00 | R04 | 1.05 |
| 12,600 | 1.00 | A | 1.00 | R04 | 1.05 |
| ADJ VALUE | | | | | |
| 318,510 | | | | | |
| 60,000 | | | | | |
| 6537-81 | | | | | |

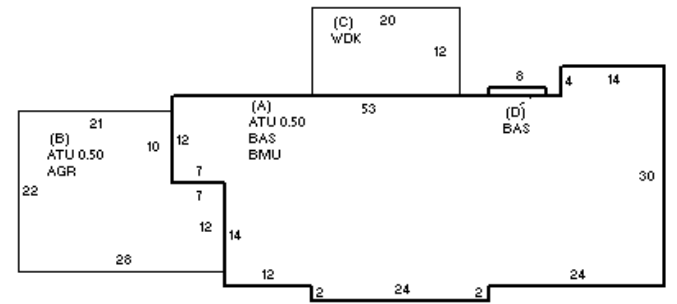
| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|---------|------------|---------------|--------------|--------|------------|--------|---------|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 23-1222 | 12/01/2023 | 7 | ALTERATIONS | 4,788 | 06/05/2024 | TCK | 100 100 |
| 23-640 | 06/08/2023 | 7 | ALTERATIONS | 60,426 | 06/05/2024 | TCK | 100 100 |
| | | 14 | CYCLICAL GRO | | 12/21/2017 | NF | 100 100 |
| 218 | 03/24/2014 | 7 | ALTERATIONS | 6,700 | 06/24/2015 | MW | 100 100 |
| 557 | 11/04/2010 | 7 | ALTERATIONS | 4,700 | 01/11/2011 | JH | 100 100 |

LAND

| TOTAL | 1.390 Acres | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-------------|--------|----------|---------|---------|------------------|------------------|----------|
| Nbhd | NBHD 12 | NOTE | | | | LAND | 318,700 | 300,700 |
| St Ind | PADDOCK WAY | | LAND | 801,600 | 730,500 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | | | 1,120,300 | 1,031,200 | |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 12/21/2017 | NF |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/16/2018 | NF |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 6/13/2024 | EMZ |
| QUALITY | G+ | 1.45 | GOOD + [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS
STAIRWAY ACCESS TO ATTIC THROUGH GARAGE

G

| YEAR BLT | 1990 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 932,119 | | | | | | | | | | | | | | | |
|----------------|-----------|------------|-------|--|----|-------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|------|----------|------|---------|---|-------|------|-----------|---|------|----|---------|
| NET AREA | 1,756 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,748 | | 77.88 | 136,134 | | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$531 | OVERALL | 1.050 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | BAS | L | BASE AREA | 1,756 | 1990 | 360.28 | 632,660 | | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | ATU | N | ATTIC UNF | 874 | | 81.30 | 71,058 | | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | B | AGR | N | ATT GARAGE | 546 | | 59.06 | 32,245 | | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | B | ATU | N | ATTIC UNF | 273 | | 81.30 | 22,195 | | | | | | | | | | | | | | | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | C | WDK | N | WOOD DECK | 240 | | 59.68 | 14,324 | | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | F11 | O | | FPL 1S 1OP | 1 | | 11,627.30 | 11,627 | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>G</td> </tr> <tr> <td>INTERIOR</td> <td>G</td> </tr> <tr> <td>KITCHEN</td> <td>V</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT/ELEC</td> <td>A</td> </tr> </tbody> </table> | | | | | | | | | | | | | | CONDITION ELEM | CD | EXTERIOR | G | INTERIOR | G | KITCHEN | V | BATHS | A | HEAT/ELEC | A | | | |
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| EXTERIOR | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | V | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT/ELEC | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">2005 / 18</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>14</td> <td>14 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>14</td> <td>% GD 86</td> </tr> </tbody> </table> | | | | | | | | | | | | | | EFF.YR/AGE | 2005 / 18 | | COND | 14 | 14 % | FUNC | 0 | | ECON | 0 | | DEPR | 14 | % GD 86 |
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| COND | 14 | 14 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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