

Key: 5739

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.958

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
BOHANNON DOUGLAS B TRUSTEE & BOHANNON LOUISE MARIE TRUSTEE BOX 2344 BREWSTER, MA 02660		47-44-0		113 PADDOCK WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BOHANNON DOUGLAS B TRUSTE		03/09/2012	F	1	26142-244
BOHANNON DOUGLAS B		03/01/2004	QS	325,000	18271-298
MCIVER GALE		09/11/2002	QS	258,000	15580-206

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 %
875	10/08/2019	7	ALTERATIONS	5,000	07/16/2020	NF	100 100
757	12/16/2005	1	NEW CONSTRUC	300,000	11/16/2007	REO	100 100

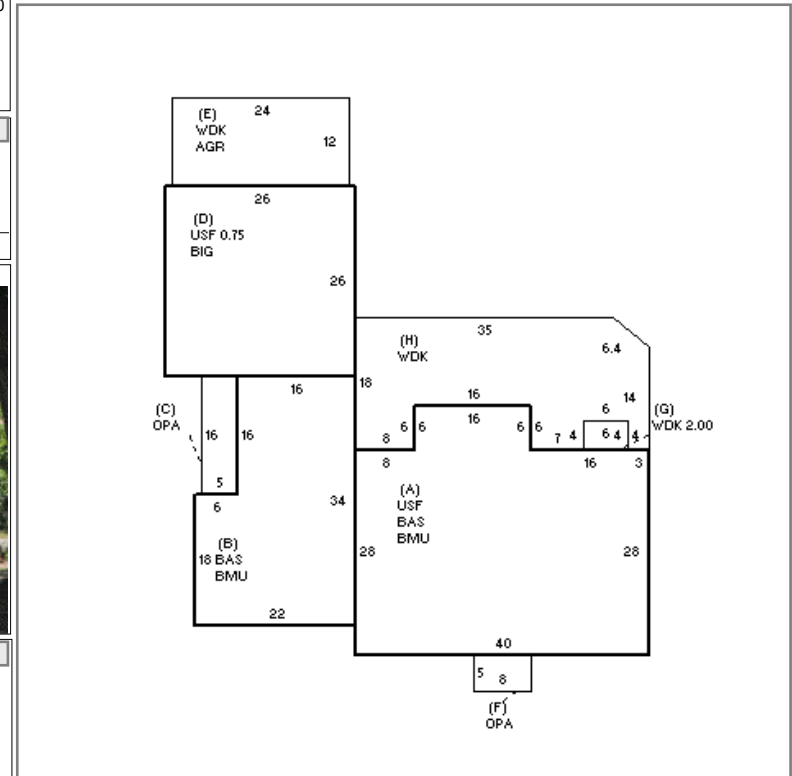
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	12A	1.00	A	1.00	230,160	1.00	A	1.00	R04	1.05		318,510
300	A	0.053	12	1.00	12A	1.00	A	1.00	12,600	1.00	A	1.00	R04	1.05		670

TOTAL	1.430 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	319,200	301,100
St Ind	PADDOCK WAY		LAND BUILDING	1,184,500	1,131,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,503,700	1,433,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETAILED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/14/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/16/2007	REO
STYLE	5	1.05	COLONIAL [100%]	REVIEW	7/23/2020	MR
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	0.970
NET AREA	3,591	DETAIL ADJ	1.000
\$NLA(RCN)	\$384	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
FIXTURES	14	\$28,501
GARAGE SPACES	3	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,868		75.73	141,465
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,868	2006	351.97	657,484
ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	1,723	2006	233.67	402,621
ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	120		75.95	9,114
FLOOR COVER	1	HARDWOOD	1.00	D	BIG	N	BUILT-IN GARAGE	676		72.24	48,835
INT FINISH	2	DRYWALL	1.00	E	AGR	N	ATT GARAGE	288		65.47	18,856
HEATING/COOL	9	WARM/CL AIR	1.03	+	WDK	N	WOOD DECK	926		59.55	55,139
FUEL SOURCE	1	OIL	1.00		F11	O	FPL 1S 1OP	1		11,600.80	11,601
					ODS	O	OUTDOOR SHOWER	1		3,668.40	3,668

TOTAL RCN	1,377,283
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2006 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86

RCNLD	\$1,184,500
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