

Key: 5740

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.959

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
CALLAHAN RICHARD D & MAUREEN D TRUSTEES THE CALLAHAN 2019 LIVING TRUST 131 PADDOCK WAY BREWSTER, MA 02631		46-18-0		131 PADDOCK WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CALLAHAN RICHARD D & MAUR		05/13/2019	F	1	32015-73
CALLAHAN MAUREEN D		01/19/2005	G	769,000	19452-289
AUBIN ROBERT R & KATHERIN		09/18/1998	D	335,000	11707-272

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 %
876	12/08/2020	7	ALTERATIONS	14,260	01/15/2021	NF	100 100
3	01/02/2015	4	COMM BLDG	5,000	05/05/2016	WFF	100 100
713	11/22/2000	3	OUT BUILDING	3,100			100 100
492	09/17/1998	5	OTHER	10,000	06/07/1999	JB	100 100
493	09/17/1998	7	ALTERATIONS	20,000	06/07/1999	JB	100 100

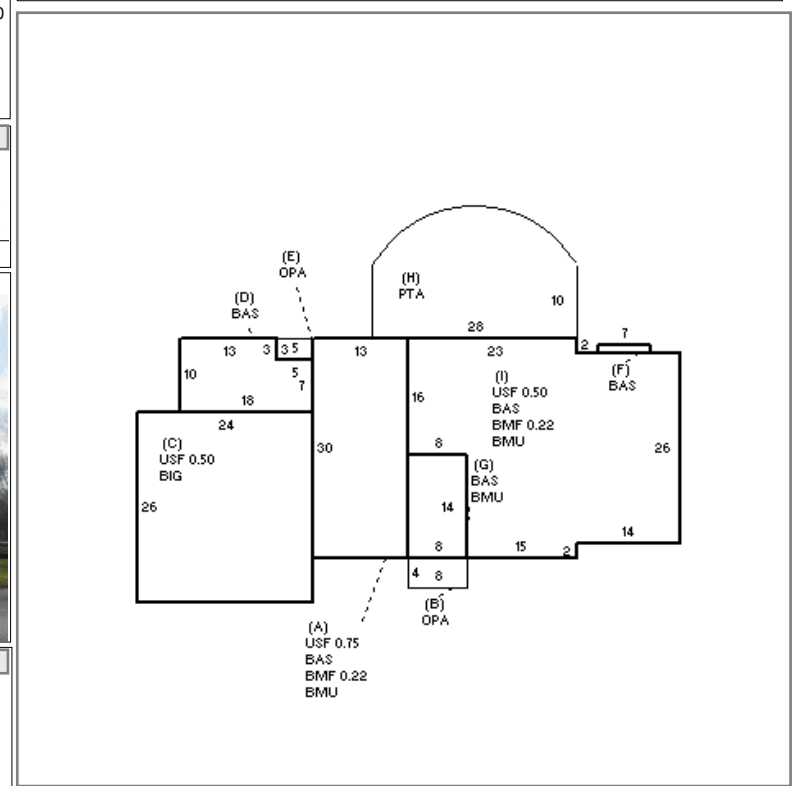
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	12A	1.00	A	1.00	230,160	1.00	A	1.00	R04	1.05		318,510
300	A	0.384	12	1.00	12A	1.00	A	1.00	12,600	1.00	A	1.00	R04	1.05		4,840

TOTAL	1.761 Acres		ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		NOTE FY21 adjust sf per plan bk 403 pg 23	LAND	323,400	305,100			
St Ind	PADDOCK WAY			BUILDING	820,700	784,700			
Infl	AVERAGE			DETACHED	2,100	2,100			
				OTHER	0	0			
				<b>TOTAL</b>	<b>1,146,200</b>	<b>1,091,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 8X12	2000	96	22.01	2,100

PHOTO 01/15/2021

BLDG COMMENTS  
GENERATOR



BUILDING	CD	ADJ	DESC	MEASURE	12/14/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/16/2007	REO
STYLE	4	1.02	CAPE [100%]	REVIEW	1/28/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,000,843
NET AREA	2,692	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,444		71.80	103,674		
\$NLA(RCN)	\$372	OVERALL	1.060	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	293		55.03	16,122		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,076	1998	240.57	258,855		
				ROOF COVER	2	WD SHINGLE	1.01	+	OPA	N	OPEN PORCH	47		68.21	3,206		
				FLOOR COVER	1	HARDWOOD	1.00	C	BIG	N	BUILT-IN GARAGE	624		64.88	40,485		
				INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	1,504	1998	322.83	485,535		
				HEATING/COOL	9	WARM/CL AIR	1.03	G	BAS	L	BASE AREA	112	1998	322.83	36,157		
				FUEL SOURCE	1	OIL	1.00	H	PTA	N	PATIO	439		17.35	7,618		
									F21	O	FPL 2S 1OP	1		13,848.20	13,848		
									ODS	O	OUTDOOR SHOWER	1		3,294.60	3,295		
									WPL	O	WHIRLPOOL	1		10,550.90	10,551		

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	12	\$21,497
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF. YR/AGE	1998 / 25
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82

RCNLD	\$820,700
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