

Key: 5742

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.961

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DEARRUDA LARRY & CYNTHIA E 112 PADDOCK WAY BREWSTER, MA 02631				47-45-0				112 PADDOCK WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DEARRUDA LARRY & CYNTHIA				08/16/2016	U	575,000	29858-343				
MCELHENNY NORMA M TRUSTE				04/24/2007	F	21967-87	1				
MCELHENNY NORMA M				08/23/2001	DC	14165-63					

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	%
894	12/29/2022	2	ADD	75,000	06/05/2024	TCK	100	100
1011	11/03/2021	2	ADD	5,000	04/28/2022	TCK	100	100
783	08/25/2021	7	ALTERATIONS	38,500	03/22/2023	TCK	100	100
		14	CYCLICAL GRO		12/14/2017	NF	100	100
533	06/30/2017	5	OTHER	4,500	06/06/2018	NF	100	100

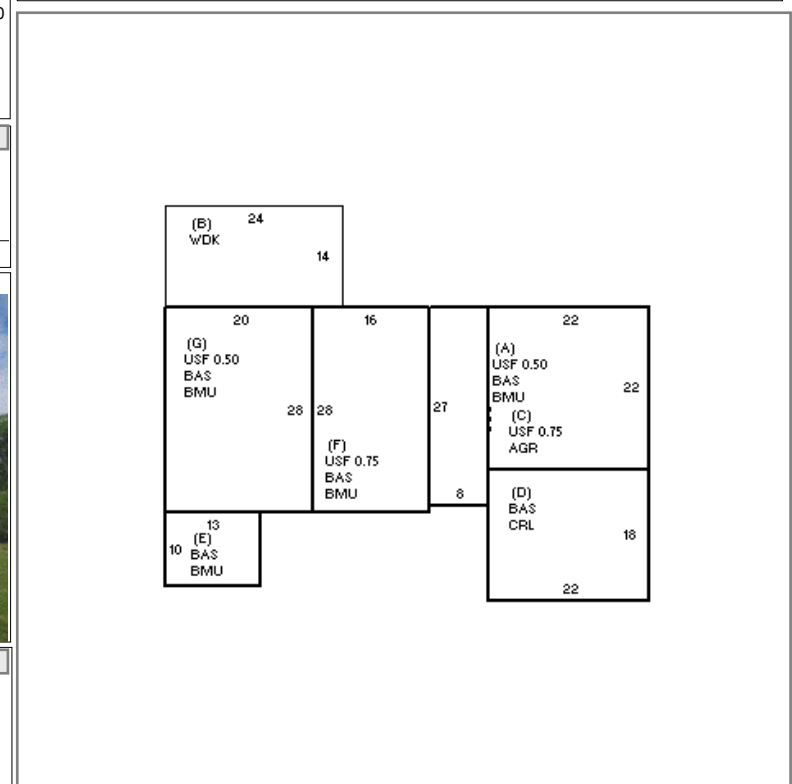
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	12A	1.00	A	1.00	230,160	1.00	A	1.00	R04	1.05		318,510
300	A	0.013	12	1.00	12A	1.00	A	1.00	12,600	1.00	A	1.00	R04	1.05		160

TOTAL	1.390 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	318,700	300,700
St Ind	PADDOCK WAY		LAND	1,085,400	1,026,800			
Infl	AVERAGE		DETACHED	37,000	1,600			
			OTHER	0	0			
						TOTAL	1,441,100	1,329,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10	2008	80	22.01	1,600
GFU	A	1.00	01 1.00 26X28	2022	728	44.90	32,700
OPA	A	1.00	01 1.00 8X20	2022	160	16.75	2,700



BUILDING	CD	ADJ	DESC	MEASURE	2/14/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/14/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/14/2024	EMZ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1989	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,307,652
NET AREA	2,837	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,354		94.98	128,598		
\$NLA(RCN)	\$461	OVERALL	1.070	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,224	1989	413.61	506,258		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	724	1989	308.22	223,153		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	336		68.51	23,021		
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	484		69.31	33,545		
				INT FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	363	2021	308.22	111,885		
				HEATING/COOL	11	HTWT/CL AIR	1.05	D	CRL	N	BSMT CRAWL	396		53.07	21,016		
				FUEL SOURCE	1	OIL	1.00	D	BAS	L	BASE AREA	396	2002	413.61	163,789		
								E	BAS	L	BASE AREA	130	1989	413.61	53,769		
								F21	O	FPL 2S 1OP	1		17,742.40	17,742			
								ODS	O	OUTDOOR SHOWER	1		4,221.00	4,221			
												EFF.YR/AGE		1999 / 24			
												COND	17 17 %				
												FUNC	0				
												ECON	0				
												DEPR	17	% GD	83		
												RCNLD	\$1,085,400				