

Key: 5743

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.962

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
RIEDL DONALD F & JANICE E TRUSTEES DONALD & JANICE RIEDL TRUST 96 PADDOCK WAY BREWSTER, MA 02631		47-46-0	96 PADDOCK WAY			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
RIEDL DONALD F & JANICE E		04/07/2023	F	100	35720-165	
RIEDL DONALD F & JANICE E		03/02/2001	QS	510,000	13610-271	
MESSINA ROBERT P &		08/10/1998	QS	333,750	11626-054	

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	%
513	09/23/2008	7	ALTERATIONS	21,000	03/23/2009	JH	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	0.012	12	1.00	12A	1.00	A	1.00	12,600	1.00	A	1.00	R04	1.05		150

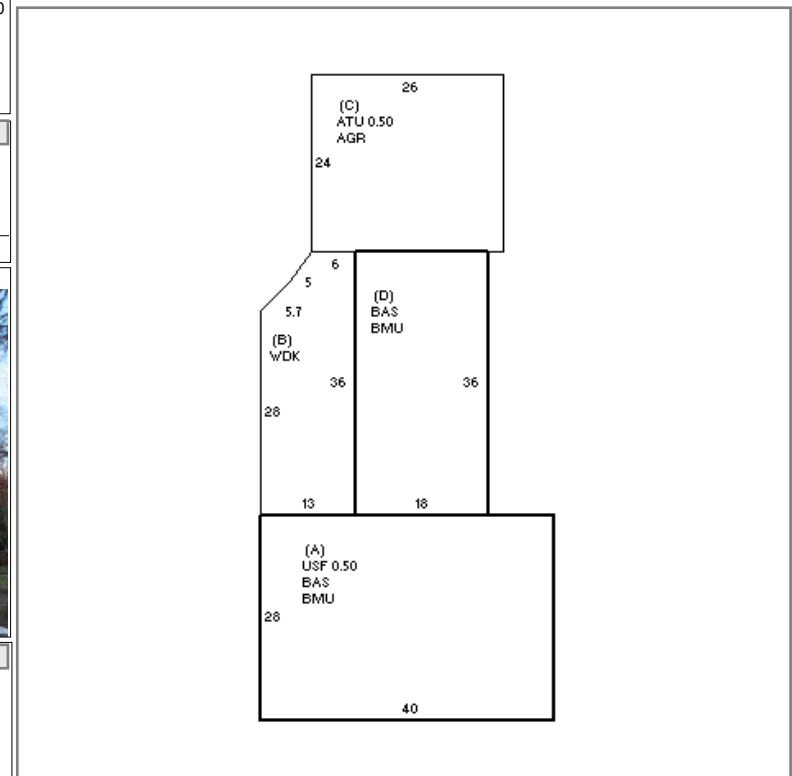
TOTAL	1.389 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	318,700	300,700			
St Ind	PADDOCK WAY		BUILDING	977,100	934,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL				1,295,800	1,235,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
HATCH TO ATTIC

BUILDING	CD	ADJ	DESC	MEASURE	12/20/2017	NF
MODEL	1		RESIDENTIAL	LIST	1/24/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	11/8/2018	TD
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,328	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,768		90.31	159,670
\$NLA(RCN)	\$531	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,120	1988	417.79	467,923
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	560	1988	327.89	183,621
STORIES	1.5	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	438		69.21	30,314
ROOMS	7	1.00		FLOOR COVER	3	W/W CARPET	1.00	C	AGR	N	ATT GARAGE	624		65.44	40,834
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00	C	ATU	N	ATTIC UNF	312		94.28	29,415
BATHROOMS	2	1.00		HEATING/COOL	11	HTWT/CL AIR	1.05	D	BAS	L	BASE AREA	648	1988	417.79	270,727
FIXTURES	10	\$22,952		FUEL SOURCE	1	OIL	1.00		F11	O	FPL 1S 1OP	1		13,483.10	13,483
GARAGE SPACES	2	1.00							F21	O	FPL 2S 1OP	1		17,921.60	17,922
% BSMT FIN	0	1.00													
# 1/2 BATHS	1	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	1,236,860
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1991 / 32
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$977,100