

Key: 7

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6

LEGALS

LAND

DETACHED

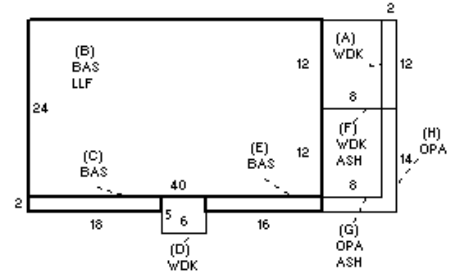
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHAVES JOSEPH V & NANCY G & C/O CHAVES JOSEPH V TRUSTEE 2 ROSEWOOD DRIVE LUDLOW, MA 01056				38-6-0				469 PAINES CREEK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHAVES JOSEPH V TRUSTEE				05/30/2024	F	1	36391-152				
CHAVES JOSEPH V & NANCY G				02/12/2007	Q	712,500	21772-222				
CONDON JAMES R & PATRICIA				05/13/1981	XX	22,000	3285-66				

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 %
758	09/19/2014	14	CYCLICAL GRO		03/20/2018	NF	100 100
		7	ALTERATIONS	2,900	05/28/2015	MW	100 100
		12	CYCLICAL NON		08/16/2007	JH	100 100
224	04/30/1998	3	OUT BUILDING	3,000	06/17/1998	BC	100 100
717	12/18/1997	2	ADD	6,000	06/17/1998	BC	100 100

TOTAL	25,476 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	N O T E	DISTANT WATER VIEW			LAND	820,500	774,100
St Ind	AVERAGE		BUILDING	294,700	278,200			
Infl	AVERAGE		DETACHED	1,600	1,500			
			OTHER	0	0			
TOTAL						1,116,800	1,053,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 13X8		104	21.39	1,600



BUILDING	CD	ADJ	DESC	MEASURE	3/20/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/19/2018	NF
STYLE	2	0.90	RAISED RNCH [100%]	REVIEW	11/19/2018	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
LLF=2 BD,FMRM,BATH

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,988	DETAIL ADJ	1.000
\$NLA(RCN)	\$195	OVERALL	0.930
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,254	
GARAGE SPACES	0	1.00	
% BSMT FIN	100	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	150		36.46	5,468
B	LLF	L	LOWER LEVEL FIN	960	1981	118.42	113,682
+	BAS	L	BASE AREA	1,028	1981	243.00	249,804
F	ASH	N	ATT SHED	96		26.02	2,498
G	ASH	N	ATT SHED	96		26.02	2,498
+	OPA	N	OPEN PORCH	140		46.50	6,510

TOTAL RCN	387,714
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$294,700