Key: 1465

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.597

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NICHOLS OWEN C 33 COUNTRY LANE BREWSTER, MA 02631	101-37-0	33 COUNTRY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NICHOLS OWEN C	01/25/2008	H		(185099)
TOSI SARAH J	06/12/1987	XX	205,000	(111148)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

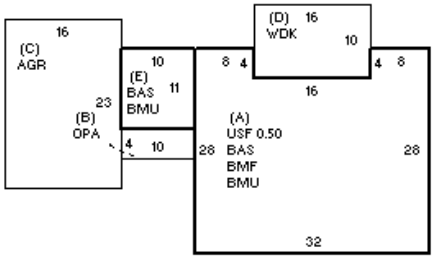
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
431	10/16/1992	2	ADD	950	01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	52,708	13 1.00	A 1.00	A 1.00	252,080	1.10	A 1.00	R04 1.15			334,940

TOTAL	1.210 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	334,900	316,000
BUILDING	299,300	286,900
DETACHED	0	0
OTHER	0	0
TOTAL	**634,200**	**602,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/12/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	6/12/2019	REF
LIST	6/12/2019	REF
REVIEW	1/7/2020	MR

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	1,358	DETAIL ADJ	1.000
$NLA(RCN)	$334	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	0	1.00
% BSMT FIN	88	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	942		60.18	56,690
A	BMF	N	BSMT FINISH	832		36.31	30,211
+	BAS	L	BASE AREA	942	1966	271.54	255,795
A	USF	L	UPPER STORY FIN	416	1966	189.44	78,806
B	OPA	N	OPEN PORCH	40		51.00	2,040
C	AGR	N	ATT GARAGE	368		42.20	15,531
D	WDK	N	WOOD DECK	160		39.98	6,397

TOTAL RCN 453,426

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

EFF.YR/AGE 1966 / 57

COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66

RCNLD $299,300