**Key: 2530**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,694

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| NICKERSON BETHANY A & | 26-7-0 | 540 MAIN STREET |
| NICKERSON THOMAS B JR | | |
| 4225 ALBEMARLE STREET NW | | |
| WASHINGTON, DC 20016 | | |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| NICKERSON BETHANY A & | 10/25/2017 | A | 1 | 30861-19 |
| NICKERSON THOMAS B (LIFE | 10/02/2017 | A | | 30805-226 |
| NICKERSON THOMAS B TRUST | 06/22/2005 | F | 1 | 19962-233 |

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

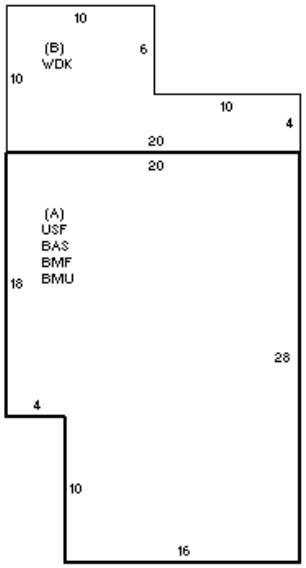
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 773 | 12/17/2001 | 5 | OTHER | 8,000 | 06/12/2003 | TN | 100 | 100 |
| 771 | 12/14/2001 | 1 | NEW CONSTRUC | 120,000 | 06/12/2003 | TN | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 17,900 | 10 1.00 | A 1.00 | A 1.00 | 219,200 | 2.42 | A 1.00 | R03 1.00 | | | 218,410 |

| TOTAL | 17,900 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 10 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 218,400 | 206,100 |
| BUILDING | 286,100 | 273,500 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **504,500** | **479,600** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 01/11/2018

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 1.05 | COLONIAL [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 1/11/2018 | NF |
|---|---|---|
| LIST | 1/11/2018 | EST |
| REVIEW | 12/16/2019 | MR |

| YEAR BLT | 2002 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,040 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $328 | OVERALL | 1.050 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $8,190 |
| GARAGE SPACES | 0 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 3 | FOUN 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 | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 520 | | 70.19 | 36,498 |
| A | BMF | N | BSMT FINISH | 520 | | 42.35 | 22,023 |
| A | BAS | L | BASE AREA | 520 | 2002 | 315.77 | 164,199 |
| A | USF | L | UPPER STORY FIN | 520 | 2002 | 195.01 | 101,405 |
| B | WDK | N | WOOD DECK | 140 | | 41.16 | 5,762 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,535.80 | 2,536 |

| TOTAL RCN | 340,613 |
|---|---|

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

| EFF.YR/AGE | 2002 / 21 | |
|---|---|---|
| COND | 16 | 16 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 16 | % GD 84 |
| RCNLD | | $286,100 |