

Key: 3164

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3361

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
NICHOLSON JAMES M & PAULA L 95 FAR FIELDS ROAD BREWSTER, MA 02631				65-32-0				95 FAR FIELDS ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NICHOLSON JAMES M & PAULA				10/04/1996	D	237,000	10424-251					
TUBMAN INVESTMENT CORP				06/07/1995	S	250,000	N/A-N/A					
COMFED SAVINGS BANK				04/03/1991	F	1	N/A-N/A					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,843	13	1.00	13D	1.00	A	1.00				322,620

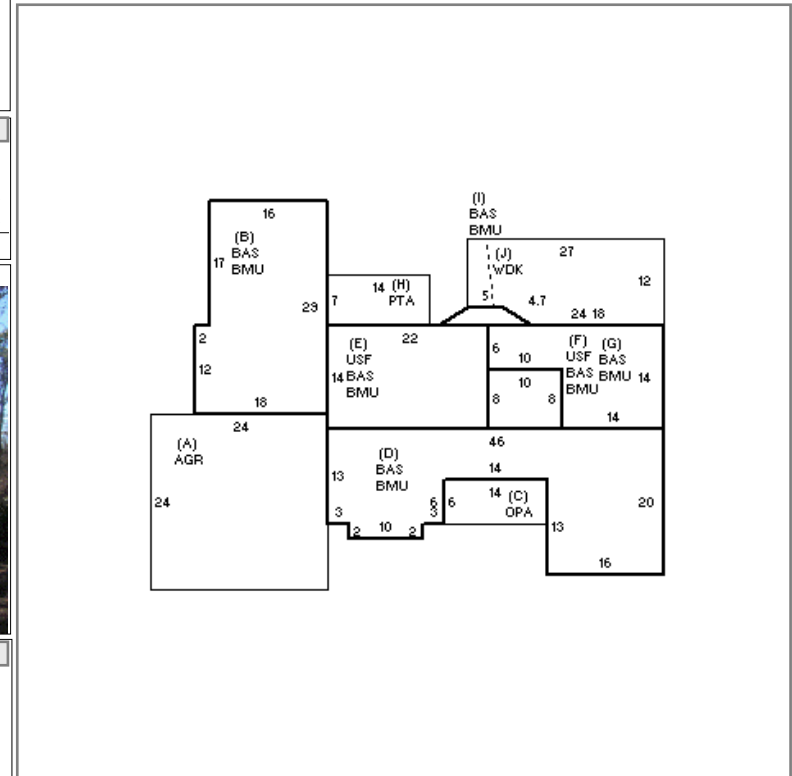
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1043	12/28/2022	7	ALTERATIONS	6,000	03/09/2023	TCK	100	100
481	06/10/2014	7	ALTERATIONS	11,750	06/18/2015	MW	100	100
NP		12	CYCLICAL NON		01/24/2007	JH	100	100
486	08/12/2003	5	OTHER	12,000	08/10/2004	WH	100	100
275	05/21/2003	2	ADD	84,000	08/10/2004	WH	100	100

LAND

TOTAL	36,843 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	322,600	304,400
St Ind	FAR FIELDS					BUILDING	779,100	744,000
Infl	AVERAGE					DETACHED	0	0
						OTHER	0	0
TOTAL						1,101,700	1,048,400	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	4/17/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/19/2019	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	3/31/2023	EMZ
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
STONY BROOK MODEL PER PLAN BUILD DEPT

YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	2,189	DETAIL ADJ	1.000
\$NLA(RCN)	\$383	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
FIXTURES		12	\$20,030
GARAGE SPACES		2	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		1	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	576		48.70	28,052
+	BMU	N	BSMT UNFINISHED	1,801		64.01	115,289
+	BAS	L	BASE AREA	1,801	1996	297.52	535,826
C	OPA	N	OPEN PORCH	84		64.20	5,393
+	USF	L	UPPER STORY FIN	388	1996	238.47	92,526
H	PTA	N	PATIO	98		23.48	2,301
J	WDK	N	WOOD DECK	307		50.33	15,452
F11	O		FPL 1S 1OP	1		9,805.90	9,806
GEN	O		GENERATOR	1		0.00	
ODS	O		OUTDOOR SHOWER	1		3,100.90	3,101
WPL	O		WHIRLPOOL	1		9,930.50	9,931

TOTAL RCN	837,706
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2016 / 7
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$779,100