

Key: 351

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 365

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NOCK PAUL R & DOLORES V TRUSTEES/PAUL & DOLORES NOCK RT 111 GOVERNOR PRENCE ROAD BREWSTER, MA 02631				58-19-0				111 GOVERNOR PRENCE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NOCK PAUL R & DOLORES V				10/30/2008	F	1	23243-203				
NOCK PAUL R & DOLORES V				11/07/1995	QS	114,000	9918-64				
LADD ADAM TRUSTEE				05/12/1993	N	106,000	8570-329				

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	%
NP 481		18	OWNER REQUES		04/12/2024	JMG	100	100
382	08/18/1997	12	CYCLICAL NON	6,000	09/13/2007	JH	100	100
381	07/09/1997	5	OTHER	2,000			100	100
	07/09/1997	5	OTHER	4,500			100	100

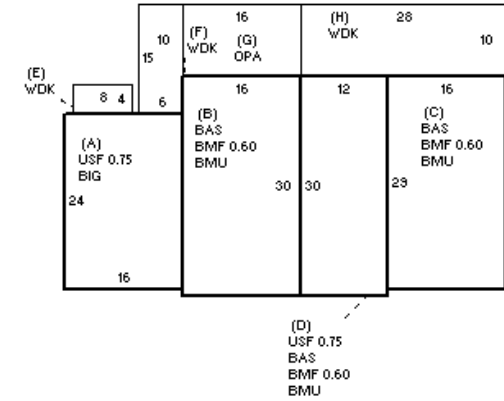
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	21,000	4	1.00	4A	1.00	A	1.00	868,032	2.13	10	0.90	PF1	4.40		891,310

TOTAL	21,000 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	N O T E T= wetlands	LAND	891,300	840,900			
St Ind	THE CHANNEL		BUILDING	623,700	621,300			
Infl	AVERAGE		DETACHED	1,800	1,800			
			OTHER	0	0			
			TOTAL	1,516,800	1,464,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X12		120	21.39	1,800



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2024	JMG
MODEL	1		RESIDENTIAL	LIST	9/13/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	4/12/2024	JMG
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,862	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	384		66.89	25,686
\$NLA(RCN)	\$399	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	558	1997	234.01	130,579
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,304	68.47	89,281
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	+	BMF	N	BSMT FINISH	782		47.37	37,042	
ROOMS	9	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	944	1997	310.59	293,197	
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	D	BAS	L	BASE AREA	360	1997	310.59	111,812	
BATHROOMS	3	1.00	HEATING/COOL	9	WARM/CL AIR	1.03	+	WDK	N	WOOD DECK	402		49.39	19,855	
FIXTURES	11	\$18,018	FUEL SOURCE	2	GAS	1.00	G	OPA	N	OPEN PORCH	160		63.00	10,080	
GARAGE SPACES	1	1.00						GFP	O	GAS FIREPLACE	1		3,938.80	3,939	
% BSMT FIN	60	1.00						ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043	
# 1/2 BATHS	1	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	742,532
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2001 / 22
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$623,700