Key: 6105

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,338

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NICKERSON BENJAMIN & NEIDERMIRE KIMBERLY 68 RUN HILL ROAD BREWSTER, MA 02631	35-40-0	68 RUN HILL ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NICKERSON BENJAMIN &	05/09/2022	U	599,000	35106-181
HAUCK JEFFREY A TRUSTEE	12/06/2018	DC		30106-37
HAUCK CAROL J LIFE ESTATE	11/10/2016	F		30106-37

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

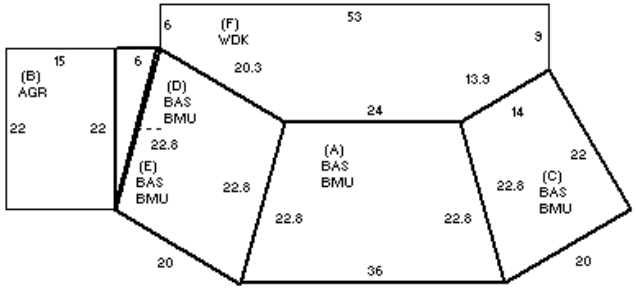
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	59,242	12 1.00	A 1.00	A 1.00	219,200	1.01	A 1.00	RM3 1.00			302,500

TOTAL	1.360 Acres	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	302,500	285,400
BUILDING	407,700	385,000
DETACHED	0	0
OTHER	0	0
TOTAL	**710,200**	**670,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/21/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/21/2018	NF
LIST	2/21/2018	EST
REVIEW	12/19/2019	MR

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,544	DETAIL ADJ	1.000
$NLA(RCN)	$362	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,408
GARAGE SPACES	3	1.00
% BSMT FIN	0	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	10	VERT BOARD	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	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	1,544		56.73	87,596
+	BAS	L	BASE AREA	1,544	1979	260.41	402,077
B	AGR	N	ATT GARAGE	330		45.53	15,026
F	WDK	N	WOOD DECK	721		42.26	30,468
	BMG	O	BSMT GARAGE	2		3,334.80	6,670
	F11	O	FPL 1S 1OP	1		8,232.70	8,233

TOTAL RCN	558,477
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1979 / 44		
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD	$407,700		