Key: 7763

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,991

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WICKSON KIRSTEN A & CHRISTOPHER S **20 ORIOLE CIRCLE** **BREWSTER, MA 02631**	**94-52-0**	**20 ORIOLE CIRCLE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WICKSON KIRSTEN A & CHRIS	01/09/2015	F	1	28623-332
HOUST KIRSTEN A	11/15/2002	H	110,000	15923-002
VALLIGNY RHODA M	04/13/1967	XX		1362-881

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

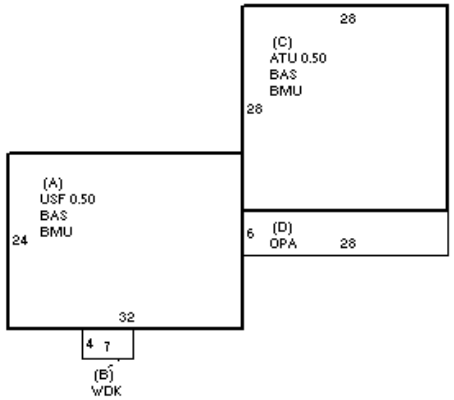
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		02/21/2013	SF	100	100
574	09/26/2003	2	ADD	34,000	08/17/2004	WH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,000	13 1.00	A 1.00	A 1.00	219,200	2.31	A 1.00	R02 1.00			220,970

TOTAL	19,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	221,000	208,500
BUILDING	399,800	377,600
DETACHED	0	0
OTHER	0	0
TOTAL	**620,800**	**586,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/13/2020

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	10/13/2020	TCK
LIST	9/26/2003	JB
REVIEW	1/12/2021	MR

BLDG COMMENTS

INFO @ DOOR 10/13/20

YEAR BLT	1967	SIZE ADJ	1.000
NET AREA	1,936	DETAIL ADJ	1.000
$NLA(RCN)	$308	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,608
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	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,552		53.68	83,313
+	BAS	L	BASE AREA	1,552	1967	246.40	382,415
A	USF	L	UPPER STORY FIN	384	1967	189.44	72,744
B	WDK	N	WOOD DECK	28		40.00	1,120
C	ATU	N	ATTIC UNF	392		54.47	21,352
D	OPA	N	OPEN PORCH	168		51.00	8,568
	BMG	O	BSMT GARAGE	2		3,155.35	6,311
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	596,785

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

EFF.YR/AGE	1967 / 56		
COND	33	33 %	
FUNC	0		
ECON	0		
DEPR	33	% GD	67
RCNLD	$399,800		